

**PHASE I ENVIRONMENTAL
SUBJECT SITE ASSESSMENT**
ASTM E: 1527-13

**220-240 North Quince Street
in
Escondido, California 92025**

CLIENT: San Diego Interfaith Housing Foundation
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Lemon Grove, CA 91945

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DATE: November 13, 2015

PROJECT NUMBER: 15-1005

IMPORTANT NOTICE: This report is confidential. It may not be read or relied upon, except by the Client.

ABSTRACT

A Phase I Environmental Subject site Assessment was conducted for the commercial property (the “subject site”)¹ identified by the addresses 220-240 North Quince Street in Escondido, California. The purpose of this effort was to conduct “all appropriate inquiries”² to identify adverse environmental issues associated with previous ownership and uses of the facility/property prior to a commercial real estate transaction (sale, lease, etc.) or development.

Research for this report included a visit to the subject site and adjacent properties/vicinity, review of available subject site history including building permit records, aerial photographs, and city directories, discussion of the subject site’s physical characteristics, and review of regulatory agency records for the potential for “recognized environmental conditions”³ in connection with the subject site.

Evaluation of the key component of “business environmental risk”⁴ was made for the subject site by MBCE (Marc Boogay Consulting Engineer, “the environmental professional”⁵, per the specification, ASTM 1527-13).

A historical recognized environmental condition was interpreted for three 550 gallon fuel and/or waste oil tanks that have been removed. Additional threat was inferred for onsite automotive maintenance in the onsite metal maintenance building and adjoining areas. Sampling of soil did not indicate significant residuals beneath the removed tanks; however, perchloroethene (PCE) and benzene were identified in onsite soil gas in excess of screening levels. In the event mass earthwork is to be performed across the entire site as part of new construction, these levels are anticipated to diminish; however, it is recommended that additional soil vapor sampling be performed during such work to further assess this.

¹ The words “offsite” and “onsite” will generally refer to on the subject site; however, appendices provided by Environmental Data Resources (EDR) refer to the subject site as the “target property.”

² “All appropriate inquiry” is intended to permit a *user* to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* defenses.

³ **RECs** are defined by the ASTM specification as, “ the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.” **Controlled RECs** are past releases that have been addressed to the satisfaction of the applicable regulatory authority (for example, a “no further action” designation has been assigned). Controlled RECs do not imply unrestricted use of the property. **Historical RECs** meet unrestricted use criteria as determined by the applicable regulatory authority.

⁴ Defined by ASTM E 1527-13 as “a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice.

⁵ Defined by ASTM E 1527-13 as a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b).

SIGNATURE

A handwritten signature in blue ink, appearing to read 'Marc Boogay', written in a cursive style.

The inspection, research, and data discussion noted in this report were completed by me or under my direction.

Marc Boogay
Principal

November 13, 2015

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1.0 AUTHORIZATION, OBJECTIVE AND APPROACH

This study was conducted in accordance with a contract between *Marc Boogay Consulting Engineer* (MBCE) and *San Diego Interfaith Housing Foundation* (the "Client"), dated October 07, 2015. It concerns a commercial lot comprising of four onsite structures used in a moving and storage/crating business, in the northeast corner of West Valley Parkway and North Quince Street in Escondido, California. This study was performed in accordance with the scope of American Society of Testing & Materials (ASTM) E 1527-13, Standard Practice for Environmental Subject site Assessments: Phase I Environmental Subject site Assessment Process.

The purpose of this Phase I Environmental Subject site Assessment was to identify recognized environmental conditions in connection with the subject site and for "due diligence" (as defined in the ASTM specification) in judging the likelihood of hazardous substances or petroleum products that may be present in soil, soil vapor ⁶, or groundwater at the subject site, as could potentially result in an enforced environmental clean-up or environmental liability.

2.0 SCOPE OF WORK

The scope of services for this work is described by the following elements, transcribed from the contract:

- A subject site inspection and vicinity visit, with assessment of the possible presence of soil and groundwater contamination and threats from current or past subject site and vicinity usage.
- A review of readily available (published) regulatory agency records, including lists of CERCLIS and Superfund/SARA subject locations, hazardous waste storage/generation locations, vicinity violations and releases, and leaking underground tanks.
- A review of readily available local government agency records including enforcing UST/AST regulatory agencies, enforcing hazardous materials storage agencies, county/city departments of environmental health, and local departments of Building, Planning, Public Works, and Fire.
- A review of readily available soils, topographic, and geologic/hydrogeologic data for the subject site and vicinity.
- A review of readily available historical information for the subject site, including aerial photographs, interviews, and records regarding on-subject site hazardous materials/wastes.
- Review of documents as provided by the Client, including appraisals, geotechnical and soils reports, chain-of-title information, etc.

⁶ Per the ASTM standard, the presence within a building of hazardous substances such as vapors that have migrated into a building from a "release into the environment" (i.e., from a release outside of the building) can result in CERCLA liability.

3.0 SUBJECT SITE RECONNAISSANCE

The inspection of the subject site and the adjacent properties/ vicinity was performed on October 14, 2015 by Marc Boogay, of *Marc Boogay Consulting Engineer* (“environmental professional” per the ASTM specification). The subject site comprised four structures used for commercial usage for a moving and a storage company identified as *Bekins* and/or *Pack & Crate Services*. One structure is used as a maintenance facility for company equipment. The subject site is shown on a physical setting map, based on an annotated USGS 7.5 Minute Topographic Map and other historical topographic maps in Appendix I and by ground level photographs in Appendix II. A Field Inspection Checklist was employed at the subject site and is presented in Appendix III.

3.1 Subject site Description

Material in this section was based on a visit to the subject site/vicinity conducted by MBCE. The subject site was only visually inspected, with no inspection under floors, behind walls, or above ceilings, etc. or in any areas concealed by obstacles of any kind, e.g., within piled materials or heavy brush. Information concerning presence of hazardous materials may also be noted in Section 3.2.

For purposes of subject site description, directions along North Quince Street will be cited as “north” or “south” with perpendicular directions such as along West Valley Parkway cited as “east” or “west.” The subject site was on the east side of North Quince Street, immediately north of West Valley Parkway. Its surrounding area was characterized by commercial usage. One commercial tenant was onsite, using the address, 238 North Quince Street; this was *Bekins Pack and Crate Services*.

Inside the subject site building(s):

There were three nearly identical concrete-masonry-unit warehouse buildings on the subject site spanning its full east-west width and a smaller steel building at its far north end.

The northernmost warehouse was in use by the onsite tenant for office usage; this building was labeled with address 238 North Quince Street. The rear of this building and all areas of the other two warehouse buildings were in use for moving and storage, with large internal spaces completely filled, limiting inspection of many interior surfaces. In one warehouse a floor pallet-scale was noted.

The smaller steel building was in use for automotive repair/maintenance. Work benches and tools for this were present, and two secondary-containment pallets holding drums of waste oil filters, and waste coolant. Smaller quantities of other automotive chemicals were also present. Most areas of the maintenance building floor appeared to be stained by oil but no wet surface or significant floor cracking suggested penetration to underlying soil. No underground pit or floor lift was present.

Outside the subject site building(s):

Outdoor areas comprised the two spaces between the warehouses, the space between the northernmost warehouse and the space around the maintenance building.

Areas between the warehouses were paved in Portland cement concrete (PCC) and were in use as driveways and parking areas for moving vehicles and for outdoor storage of large

wooden crates. Between the southern and central warehouses was a platform for a large truck scale.

A small parking area was at the northwest corner of the subject site, west of the maintenance building. Adjoining the maintenance building to its west and north was an area in use for repair of crates and pallets, with stacked spare lumber pieces, workbenches, and tools present.

Along the north side of the northern warehouse building were two rectangular patches. These were identified by the tenant as locations of prior underground fuel/waste oil tanks.

Ancillary structures:

One truck-scale was present.

Typical utilities were on or adjacent to the subject site. These appeared to include water, sewer, electricity and natural gas provided by the City of Escondido, local water district, and SDG&E.

3.2 Selected Environmental Assessment Issues

Hazardous Materials Storage/Use – This section describes the types, quantities, container types, and storage conditions of hazardous materials observed at the subject site. Typical vehicle maintenance materials were found including several pails of lubricating oil and four drums labeled as holding waste oil and coolant; these were noted to overlie secondary containments.

Storage tanks – Except for two pavement patches, no direct evidence of underground or aboveground tanks was noted. Building permits for two 550 gallon underground gasoline and diesel tanks in 1974 were found in City Records. This was corroborated in an interview with the onsite tenant and results of the sub-surface survey described below.

Drains and sumps – None were observed.

Pits, ponds, lagoons, and/or pools of liquids - None were observed.

Interior or exterior stains/corrosion – In the maintenance building oil-staining of floor surfaces was noted.

Distressed vegetation – None were observed.

Odors – None were observed.

Solid wastes – None were observed.

Wells – None were observed.

Engineering Controls – None were observed.

Polychlorinated biphenyls – Polychlorinated biphenyls (PCBs) have historically been found in electrical equipment such as transformers and lighting ballasts. Installations of equipment involving PCBs are much less likely in recent decades. Where present, warning placards are often in place. No transformers on or adjacent to the subject site were noted to have evidence of leakage or placards warning of PCBs. (NOTE: The ASTM standard does not require disclosure of fluorescent lighting ballasts).

3.3 Adjacent Property Observations

The immediate vicinity was characterized by commercial usage.

Properties adjacent to the subject site were as follows:

- To the north was the channelized Escondido Creek; across this was *Escondido Fire Department*, and *Department Station 1* at 310 North Quince Street #1.
- To the east was a paved alley way separating the subject site from *Little Mo Storage* at 520 West Valley Parkway, as well as several office tenancies.
- To the south across West Valley Parkway was a paved parking lot and drive-through bank teller for *California Bank & Trust* at 613 West Valley Parkway #101.
- To the west of subject site was North Quince Street; across this was the *Escondido Transit Center* at 700 West Valley Parkway.

4.0 HISTORY AND USAGE

A records review was performed to obtain and analyze “reasonably ascertainable”⁷ records to help identify recognized environmental conditions in connection with the subject site. Per the ASTM standard, a reasonable attempt was made to identify uses back to 1940 or to the first developed usage. These sections may include the results of additional research completed for adjoining properties, if/as deemed necessary by the environmental professional. Interviews were completed with local government officials as deemed relevant by the environmental professional. Historical resources provided by EDR, where appropriate, are included in Appendix VI.

4.1 City/Local Department Records

Building, Planning, and/or Public Works Departments – Various building records were found dating back to 1961 for the addresses; 220 North Quince Street, 234 North Quince Street, 238 North Quince Street and 240 North Quince Street. Only typical building, electrical and water permits were found. A significant record described two 550-gallon underground storage tanks for gasoline and diesel fuel at the address 238 North Quince, dated February 4, 1974. No building department records described removal of the underground tanks.

Department of Fire Protection and Safety – No records were found for the subject site.

4.2 County Department of Environmental Health

Records were requested from the County of San Diego Department of Environmental Health (DEH)ⁱ based on its APN. Findings were as follows:

7/18/86 Application for permit to abandon, Three 550 gallon steel tanks.

7/21/86 Scaffolding, falsework- excavations/trenches. depth of 8 feet maximum/5 feet minimum with a width of 15 feet and total length of 10' for tank removal.

⁷ Per the ASTM standard, “reasonably ascertainable” information is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. Information that is “practically reviewable” means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary data analysis.

7/25/86 Underground Hazardous Materials Storage Tank Facility Permit Application Part I. Site address: 238 North Quince Street under *Company name Escondido Storage Co.* Project work to be completed; Removal/Destruction of existing tank(s) with no new tank installation.

7/29/86 Worksheet for permit to remove three tanks.

7/29/86 Plan check corrections and comments for underground storage tank facility. Plans submitted to remove tanks are acceptable and permit is recommended.

8/18/86 Removal or Abandonment of underground flammable liquid tanks. Three 550 gallon tanks to be removed. Tanks were inspected; no holes or significant soil or groundwater contamination observed.

9/26/86 Worksheet continued, Removal of three tanks witnessed and approved.

10/11/95 DEH application for owner change for *Pack & Crate Services, Inc.* (PCS). Previous owner names are Bob Shepard, Jan Brooksheir, contact person is Vic Farley. Date business assumed was May 01, 1995. Hazardous Materials Summary declaring business generates hazardous waste (hw), handles hazardous waste and/or has underground storage tanks.

6/30/97 Compliance Inspection Report (CIR) for PCS, violations include; business plan not on site, employee training documentation not available. Corrective action to provide business plan and maintain employee training within thirty days.

8/3/1998 CIR for PCS routine inspection violations were training records not available. Corrective action is to make training records available within fourteen days.

10/12/99 CIR for PCS, routine inspection with typical violations of opened containers and no labeling on containers.

9/12/01 CIR for PCS routine inspection with following violations; battery acid not stored properly, hw labels not legible, training on hw materials and handling not adequate.

12/13/02 CIR for PCS. The following violations were identified; hw stored for more than 270 days, training records unavailable. Remark to update inventory to delete 55 gallon drum of oil, and update business name to *Pack & Crate Services*.

1/23/03 Corrective action form for oil filter disposal and training records for employees.

5/18/04 CIR for PCS. Violation of out of date employee training to be, correction to be year to date within thirty days.

4/5/07 CIR for PCS. No violations observed.

5/6/10 CIR under facility name PCS. Routine hazardous waste (hw) generator & Hazardous Materials Business Plan (HMBP) inspection. Violations observed were HMBP, and hw disposal records were not available, hw containers were not properly labeled and dated, employee training appeared inadequate as well as plastic can with dried latex paint that has appeared to be evaporated. Corrective action is for business to obtain all hw disposal records for a minimum of three years and when HMBP employee training is established to conduct refresher training.

6/11/10 HMBP Certification. Annual certification without changes for PCS. Corrective action form to document return to compliance for HMBP, used oil, antifreeze and hw receipts, filter receipts, labeling and training.

6/11/10 Business owner/operator identification form. Business owner identified as Robert H. Shepard with business name a *Pack & Crate Services, Inc.*

1/05/12 CIR for PCS violations observed were accumulation of waste in shop area, thirty gallon drum of naphtha petroleum stored near waste oil drums. Drum label was faded and not used, corrective action is to properly dispose of drum. Paint cans were observed as old and unused need to be disposed of properly as well. Improper labeling of hw drums, this deficiency noted as observed two years prior.

2/02/12 Email from Bernadette Fellows at PCS to Richard Hansen at DEH. The email was in regards to overages charged to PCS for incorrect information on number of forklifts and propane tanks, AES receipt for empty fuel drum and filters, partially filled parts cleaner still in use and

proper documentation will be submitted when disposed of properly. The request for fees being waived due to time spent waiting for adjusted invoice.

2/08/2012 Email from Richard T. Hansen an Environmental Health Specialist to PCS on inspection conducted on January 5, 2012. The email states DEH would remove diesel fuel from PCS inventory list, and solvent would be removed once proper documentation shows it has been disposed of properly. Request for waiving delinquent fees will be discussed with Sande Pence.

3/7/2015 CIR for PCS. Routine inspection noticed the following violations; facility has not submitted Unified Program Facility information through the CERS, did not have adequate employee training documentation, failure to keep manifest receipts for the past three years, failure to properly label/date hw containers, did not operate facility to prevent a fire by not bonding or grounding a thirty gallon metal drum of gasoline properly. Corrective action is to return to compliance document within thirty days of inspection.

4/16/2015 CERS- Unified Program Facility Report for PCS. General auto repair is done on subject site with business activity with hazardous waste and materials. Chemical report identifies propane, waste 221 waste oil & mixed oil, waste 888 used oil filters, waste 213 hydrocarbon solvents, waste 342 organic liquids w/metals, three 550 gallon tanks removed on November 8, 1986, , Expiration of permit on December 31, 2015.

4/21/2015 California Environmental Reporting System (CERS)- Unified Program Facility Report for PCS. General auto repair is done on subject site with business activity with hazardous waste and materials. Chemical report identifies propane, waste 342 organic liquids w/metals, waste 221 waste oil & mixed oil, three 550 gallon tanks removed on November 8, 1986. Expiration of permit on December 31, 2015.

Selected Copies of DEH files are presented in Appendix seven.

4.3 Land Use Limitations

Zoning/Land Use – Information obtained from the City of Escondido Development Services website ⁱⁱ indicated the subject site is part of its zoning designation S-P. Parcel number was also found on SanGis to be number 2293311000.

Deed Restrictions –Activity and use limitations (AUL) aim to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water at the subject site through legal (institutional controls) and physical restrictions (engineering controls). AULs may indicate that hazardous substances or petroleum products have been released at the subject site and that, as a result, unrestricted use of the subject site is not appropriate. California law requires that the Department of Toxic Substances Control (DTSC) notify the planning and building departments of all locations with recorded land use restriction (“deed restriction” or restrictive covenants). Included should be any institutional controls that apply to the subject site. On its website ⁱⁱⁱ, DTSC maintains a list of land use restrictions, including street addresses or the equivalent description of location. No listings were identified for subject site or within 500-feet.

4.4 Sanborn Fire Insurance Maps

A search of available maps from a private fire insurance map company, *Sanborn Fire Insurance Maps*, was performed. These typically indicate historical usage. Search of these maps by *Environmental Data Resources* (EDR) indicated no coverage for the subject site.

4.5 Historical Photographs and Topographic Maps

Per the ASTM specification, historical aerial photographs (photographs taken from an aerial platform with “sufficient resolution to allow identification of development and activities of areas encompassing the property”) were reviewed. These and historical USGS Topographic Maps

were made available by resources from *Environmental Data Resources Inc.* (EDR). The following table lists photographs that were reviewed. Any gaps of greater than five years were due to insufficient data for the specific subject site. The reviewed aerial photograph history is presented as Appendix IV.

Photograph Year	Description
1939	The subject site and all immediate adjoining areas to the north, west, and east appeared as raw land on or alongside Escondido Creek. To the south of subject site there appears to be cleared land with four small structures. To the south west, it is interpreted as cleared land with miscellaneous structures.
1946	West of the subject site it is interpreted to have a paved lot with vehicles The subject site and the other surroundings appeared similar to that of the preceding photograph.
1953	The subject site was interpreted to have been cleared of all vegetation and leveled.
1964	The southern two of today's warehouse structures are interpreted to have been built on subject site. East of the structures a smaller structure was added perpendicular to those structures.
1970	All four of today's onsite structures were interpreted and a smaller structure to the north extent. To the north the Escondido Creek has been paved and a structure built beyond that, offsite to the east additional structures were noted.
1979	The subject site was interpreted to have equipment in between onsite structures. Southwest of subject site a building appeared removed with land cleared.
1985	Additional activity/development was noted to the east of the subject site; long structures were interpreted to be a storage facility and offices with parking lot. Southwest of subject site a structure and paved parking lot are on the opposite corner of subject site, as well as a paved parking lot south of subject site. Most features consistent with current onsite/vicinity development.
1989	The onsite building appeared largely unchanged, west of the subject site the structures have been removed and land has been cleared. Other surroundings appeared similar to as seen in the preceding photograph.
1995	Additional development to the east of the subject site was interpreted as essentially the same as currently observed development.
2005	The subject site and its surroundings appeared similar to as seen in the preceding photograph.
2009	Additional activity north of the subject site a large building is north of the Escondido Creek. No other change was noted from the preceding image.
2010	The subject site and adjoining areas appeared similar to that seen presently.
2012	The subject site and adjoining areas appeared similar to that seen presently.
7.5 minute topographical maps were also provided by EDR for the years 1893, 1901, 1904, 1947, 1949, 1968, 1975, and 1996. Illustrations were consistent with aerial photographs. These are presented as part of Appendix I. No significant land usage threats to the subject site were interpreted from these maps.	

4.6 Criss-Cross Street Directories

Cross-referenced (“criss-cross”) street directories showing tenancy/ownership of the subject site were researched by EDR; city directories were researched in approximately five-year intervals. The following listings describe the type of directory, its publication year, and a summary of subject site tenancies found for the subject site address. Where appropriate, adjacent/nearby offsite usages should be noted as may represent environmental risk for the subject site. Complete search results from city directories are presented in Appendix VI.

The following findings were found for the subject site addresses with year, uses and sources.

address: 220 North Quince Street

2008	<i>BS MOVING & STORAGE INC</i>	Cole Information Services
	<i>PACK & CRATE SERVICES</i>	Cole Information Services
2006	<i>PACKS & CRATE SERVICES BEKINS</i>	Haines Company, Inc.
1995	<i>Pack & Crate Services</i>	PACIFIC BELL WHITE PAGES
1991	<i>Bob Shepard Service</i>	PACIFIC BELL WHITE PAGES
	<i>Shepard Paper Co</i>	PACIFIC BELL WHITE PAGES

address: 234 North Quince Street

1976	<i>Rancho Moving & Storage</i>	Luskey Blue Book
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address: 238 N Quince St

2013	<i>AGENT BEKINS</i>	Cole Information Services
	<i>PACK & CRATE SERVICES INC</i>	Cole Information Services
2008	<i>BEKINS</i>	Cole Information Services
	<i>BEKINS AGENT</i>	Cole Information Services
	<i>PACK & CRATE SERVICES</i>	Cole Information Services
	<i>PACK CRATE</i>	Cole Information Services
2006	<i>PACK & CRATE SERVICES</i>	Haines Company, Inc.
1995	<i>Ace Van & Storage</i>	PACIFIC BELL WHITE PAGES
	<i>Bob Shepard Service</i>	PACIFIC BELL WHITE PAGES
1985	<i>ALLIED VAN LINES</i>	PACIFIC BELL WHITE PAGES
	<i>ESCONDIDO OFC</i>	PACIFIC BELL WHITE PAGES
	<i>SHEPARD BILL ESCONDIDO MOVING</i>	PACIFIC BELL WHITE PAGES
	<i>STORAGE CO</i>	
1980	<i>Escondido Moving & Storage Co</i>	Pacific Telephone
1976	<i>Escondido Storage Co</i>	Luskey Blue Book

address: 238 North Quince Street

2006	<i>PACK & CRATE SERVICES</i>	Haines Company, Inc.
2000	<i>PACK & CRATE SERVICES</i>	Haines Company, Inc.
1995	<i>Ace Van & Storage</i>	PACIFIC BELL WHITE PAGES
	<i>Bob Shepard Service</i>	PACIFIC BELL WHITE PAGES
1985	<i>ALLIED VAN LINES</i>	PACIFIC BELL WHITE PAGES
	<i>ESCONDIDO OFC</i>	PACIFIC BELL WHITE PAGES
	<i>SHEPARD BILL ESCONDIDO MOVING</i>	PACIFIC BELL WHITE PAGES
	<i>& STORAGE CO</i>	
1980	<i>Escondido Moving & Storage Co</i>	Pacific Telephone
1976	<i>Escondido Storage Co</i>	Luskey Blue Book

address: 240 North Quince Street

None Found

address: 220 Quince St N

2000	<i>NORWOOD Zella</i>	Haines Company, Inc.
	<i>PACK & CRATE SERVICESBEKINS</i>	Haines Company, Inc.

address: 234 Quince St N

2000	<i>XXXX</i>	Haines Company, Inc.
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address: 238 Quince St N

2000 PACK & CRATE SERVICES Haines Company, Inc.

The following findings comprise usage very near the subject site.

address: 550 E Grand Ave

2008 PALOMAR MEDICAL CENTER Cole Information Services

address: 503 Grand Ave W

1980 Parsons Jos L Auto Broker Pacific Telephone

address: 515 Grand Ave W

1980 Stallings House OF Mowers Pacific Telephone

address: 520 Grand Ave W

1980 Volkert Auto Repair Pacific Telephone

address: 537 Grand Ave W

1980 Hughes Paint & Tool Pacific Telephone

address: 540 Grand Ave W

1980 Pyramid Granit Co Pacific Telephone

address: 555 Grand Ave W

2000 TEXACO SV STA Haines Company, Inc.
ALL STAR SERVICE Haines Company, Inc.
ALL STAR TOWING Haines Company, Inc.

address: 310 N Quince St

2013 FIRE DEPARTMENT Cole Information Services

address: 350 Quince St N

2000 HELLER HOMER FORD BODY SHOP Haines Company, Inc.
HOMER HELLER FORD Haines Company, Inc.
HELLER FORD Haines Company, Inc.

4.7 Questionnaires and Interviews

Questionnaires - A questionnaire was prepared using a form generated by *Marc Boogay Consulting Engineer* in general accordance with the ASTM Practice E 1527-13 specification. One copy of the questionnaire was filled out by MBCE, based on observations made during the subject site/vicinity visit and research conducted as part of this assessment. MBCE also conveyed a questionnaire to the site owner; two questionnaires were completed, one by a subject site owner and the other was a "verbal questionnaire" that was provided by brokers involved with sale of the subject site. Questionnaires are attached in Appendix V.

No questions indicating significant environmental risk to the subject site were answered "yes," except for those referring to onsite automotive work and underground fuel/waste-oil tanks.

Interviews – Per the ASTM standard, interviews are to be conducted with owners, operators, occupants and past occupants at the discretion of the environmental professional), and/or key subject site managers. Neither occupants nor past tenants were identified or owners were identified for an interview.

Property Tax Files - These refer to files kept for property tax purposes by the local jurisdiction where the subject site is located and may include reports of past ownership,

appraisals, maps, sketches, photos, or other information that is *reasonably ascertainable* as defined by the ASTM standard. These were limited to those provided by the Client for review; no historical ownership documents were provided.

4.9 Recorded Land Title Records

Records of historical fee ownership (e.g., leases, and land contracts) on or of the subject site may be of use in environmental subject site assessment. In San Diego County, recorded land title records are filed at the County Recorder (see Section 4.8, above). No title reports or chain-of-title records were supplied by the Client for review.

(The ASTM E 1527-13 standard does not require review of recorded land title records and judicial records for environmental liens or activity and use limitations.)

4.10 Other Historical Records

Other readily available historical records may be reviewed for a Phase I report, e.g., miscellaneous maps, newspaper archives, internet sites, community organizations, local libraries, historical societies, current owners or occupants of neighboring properties, and other sources. A structural inspection report was provided for review; this was conducted by *Private Eyes Engineers, The Professional Consultants* on November 23, 2011. No report element was found relevant to this report.

5.0 PHYSICAL SETTING

In the following sections, information regarding soils, geology, topography, and groundwater at the subject site is considered. Such information sometimes indicates direction/extent for contaminant migration in groundwater or soil, in the event of a spill or other release.

5.1 Soil

As indicated by a soil survey information provided in the EDR report, the subject site appeared to be underlain by a mixture of sandy-loam, with the name, *Visalia*; it was said to be moderately well-drained.

5.2 Geology

EDR's geologic resources indicated the subject site to be underlain by Mesozoic Cretaceous granitic rocks coded Kg.

5.3 Topography

During the subject site inspection, the subject site topography was generally level. Further research using EDR's proprietary topographical software showed the subject site to be approximately 643-feet above mean sea level, generally level with regional slight downward slope towards the west.

5.4 Groundwater

Groundwater depth on or near the subject site was not provided in the EDR report; it was deemed likely to migrate in a southwest direction. No production wells were identified within 1000-feet of the subject site.

6.0 REGULATORY AGENCY RECORDS REVIEW

Environmental Data Resources Inc. (EDR), an independent firm specializing in governmental database information, was assigned the search of databases for locations, which represent various environmental threats, within distances specified in the American Society for Testing & Materials standard, ASTM E 1527-13. The resulting report is presented in Appendix VI, and includes descriptions of all researched sources and maps showing the locations of facilities identified in the database searches. Other information was researched through local sources and other in-house sources. Results of this additional research are presented in Section 6.2.

In general, listings within 1/8-mile of the subject site are considered of particular interest. Releases involving chlorinated hydrocarbons within 1/3-mile of the subject site should be especially considered for potential soil vapor intrusion risk to the subject site.

6.1 EDR Database Review

Many databases were researched by EDR; these were organized by distance from the subject site. A table summarizing listed threats and potential threats identified in these databases is provided as follows:

The Subject site	
name of database	number of listings
San Diego Co, HMMMD	1
SWEEPS UST	1
HIST UST	1
HAZNET	1
Listings within 1/8 mile	
name of database	number of listings
RCRA-SQG	1
SAN DIEGO CO. SAM	5
LUST	6
SLIC	1
UST	2
SWEEPS UST	4
HIST UST	2
HIST CORTESE	3
EDR US Hist Auto Stat	3
Listings between 1/8 and 1/4 mile	
name of database	number of listings
RCRA- SQG	1
LUST	15
SLIC	7
UST	1
AST	3
SWEEPS UST	14
HIST UST	13
RCRA NonGen/ NLR	1
Cortese	1
HIST CORTESE	8
EDR US Hist Auto Stat	8
EDR US Hist Cleaners	2

EDR Database Review Summary, continued

Listings between 1/4 and 1/2 mile	
name of database	number of listings
CERCLIS	2
CERC-NFRAP	1
ENVIROSTOR	3
SAN DIEGO CO. SAM	35
LUST	66
SLIC	15
SWRCY	1
DEED	1
HIST CORTESE	30
Notify 65	1
Listings between 1/2 and 1 mile	
name of database	number of listings
ENVIROSTOR	8
Notify 65	1
<p>A listing of databases searched for the subject site is located on Page 4 of the EDR report. Notable listings are further described in the following paragraphs.</p>	

THE SUBJECT SITE

The subject site was found on the following listings; San Diego Co. HMMD under the name *Pack & Crate Services, Inc* at 238 North Quince Street, Escondido for three 550 gallon underground tanks; these were single walled and held leaded and unleaded gasoline as well as diesel fuel. These were removed with a close date of 11/08/1986. Other records noted waste from oils, filters and liquids from vehicle maintenance. Various violations included accumulated HW for over 180 or 270 days, manifests/receipts for three years not onsite for proper hazardous waste disposal, and personnel training not adequate to ensure compliance with hazardous waste regulations. A SWEEPS UST entry was under the name *ACE Storage Company* (same address) above for three 550-gallon underground tanks for motor vehicle fuel. Entry(s) under HIST UST noted owner name *Escondido STG Co* (same address) for all three tanks. A HAZNET entry under the name *Pack and Crate Services* (same address) was for unspecified oil-containing waste of 0.16 tons disposed (annually).

THE SUBJECT SITE VICINITY

Threats to the site were primarily discounted on the basis of distance. Those within 1/8-mile were deemed to represent the greatest potential risk for contaminant migration to the subject site.

Federal CERCLIS list- CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL. Two locations were identified within 1/2-mile of the subject site, and neither was within 1/8-mile.

Federal CERCLIS- NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site. There has been one location identified within 1/2-mile, and it was not within 1/8-mile.

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Two locations were identified within a 1/4-mile; one was within 1/8-mile. This was identified as *Continental Banking* on 335 Quince Street, no violations were noted.

State- and tribal - equivalent CERCLIS, or ENVIROSTOR: This is Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database; it denotes locations with known contamination or for which there may be reasons to investigate further. It includes Federal Superfund locations (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School locations. EnviroStor provides similar information to that available in CalSites, and provides additional information, including identification of formerly-contaminated properties released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information used to assess potential impacts to public health and the environment. Eleven locations were identified within one mile of the subject site; none was within 1/8-mile.

SAN DIEGO CO. SAM: contains all underground tank release cases and active projects pertaining to locations contaminated with hazardous substances. There are fifty locations identified within 1/2-mile, five locations were found within 1/8 mile from the subject site. The five locations within 1/8-mile as follows; *Phil Hoadley* at 540 West Grand Avenue which is a closed case also listed in LUST, *Jim L. Daniels* at 520 Grand Avenue which is a closed case also listed in LUST, *APRO 19* at 555 West Grand Avenue with a remedial investigation for drinking water aquifer impacted also listed in LUST, *Ryder Truck Rental L* at 520 Gannon Pl with a remedial investigation for drinking water aquifer impacted also listed in LUST, *Culligan Water* at 507 Gannon, a closed case also listed in LUST.

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System. Eighty-seven listings were identified within 1/2-mile, and six were listed within 1/8-mile, *Phil Hoadley*, *Jim L. Daniels*, *Apr 19*, *Ryder Truck Rental L*, and *Culligan Water*. These all had case-closed status, except for *Allstar Service* at 555 Grand Avenue Way which has status of "preliminary site assessment workplan submitted."

SLIC: SLIC data derive from the California Regional Water Quality Control Board. Twenty-three locations were identified within 1/2-mile. One location was within 1/8-mile of the subject site, *Phil Hoadley* further described above.

State and tribal registered storage tank lists UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database. Three listings were identified within 1/4-mile of the subject site. Two were within 1/8-mile: *All Star Service Sta* at 555 West Grand Avenue and *Ryder Truck Rental* at 520 Gannon Pl #A.

AST: A listing of aboveground storage tank petroleum storage tank locations. Three locations were identified within 1/4-mile. None were within 1/8-mile.

Local Lists of Landfill / Solid Waste Disposal Sites SWRCY: A listing of recycling facilities in California. One location was identified within 1.2-mile. None was within 1/8-mile.

Local Lists of Registered Storage Tanks SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990s. It is no longer updated or maintained. Eighteen listings were within 1/4-mile of the subject site. Four were within 1/8-mile, identified as *Escondido Agency* at 335 Quince Street, *AllStar Texaco* at 555 West Grand Avenue, *Ryder Transportation* and *Culligan Water* (noted above).

HIST UST: Historical UST Registered Database. A review of the HIST list identified fifteen listings within 1/4-mile. Two were within 1/8-mile, *ESCONDIDO AGENCY* and *ALLSTAR TEXACO* (both noted previously).

Local Land Records DEED: Recorded land use restrictions are methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes. A review of the DEED list has identified one location within 1/2-mile; none was within 1/8-mile.

RCRA NonGen/NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste. One location was identified within 1/4-mile, *Palomar TRK Corp.* None was within 1/8-mile.

Cortese: These are listings designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). One was identified within 1/4-mile, *PLAVAN PETROLEUM INC.* None was within 1/8-mile.

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES]. This listing is no longer updated by the state agency. Forty-one HIST CORTESE locations have been identified within 1/2-mile. Three locations were identified within 1/8-mile. The locations were identified as *Jim L. Daniels*, *ALLSTAR SERVICE*, and *Culligan Water*, all further noted above.

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. Two listings were identified within 1-mile; none were within 1/8-mile.

EDR High Risk Historical Records/ EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils, and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination. One location has been identified within 1/2-mile, *SAN DIEGO CONS GAS A* was located at South Spruce Street and W 3rd Street. No listing here was within 1/8-mile.

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential has station/filling station/service stations that were available to EDR researchers. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents proprietary data about past operations that typically create environmental concerns, but may not show up in current government record searches. It noted 11 listings within 1/4-mile. Three of these were within 1/8-mile, at 555 W Grand Avenue and 350 N Quince Street Two of the listings were at 555 W Grand Avenue.

6.2 Additional Research

Findings from other reviewed resources are summarized as follows.

Oil Fields and Pipelines - Wastes generated during oil drilling and leakage from pipelines were also researched, as they may threaten environmental conditions for a subject site. California State's Division of Oil and Gas (DOG) provided a map^{iv} showing oil wells/fields and petroleum product pipelines in California. One boring was identified about 1.2 miles southwest of subject site; it was indicated as "drilling-idle."

Provided Documents – The Client provided one report that involved the subject site at address 220 North Quince Street, Escondido CA. The report was done by Private Eye Engineers to inspect the subject site for moisture intrusion, visually inspect performance foundation, identify surface drainage plan, and assess masonry of walls of building for seismic resistance. Moisture intrusion was reported as well as variations in the floor elevation were beyond construction tolerance with numerous cracks found. Several recommendations were made to reinforce concrete wall and footings, replace the foundation to bring building into compliance as well as reinforcing steel vertical bars in concrete walls. No reported changes were made to subject site. Report is attached to this report in Appendix VII.

7.0 PHASE II SERVICES

Geophysical Survey

SubSurface Survey was retained to assess areas of the subject site where underground storage tanks may have been. The subsurface survey, provided as Appendix VIII,

employed instrumentation using electromagnetic induction (EM), magnetometry, and ground penetrating radar (GPR). In addition, a utility locator with line tracing capabilities was also used where risers were found for impressing a signal. The subsurface survey findings confirmed the likely positions of historical onsite underground tanks: beneath pavement patches outside the western part of the northern wall of the northernmost onsite warehouse.

A sweep was made of many other areas of the site as were uncovered by trucks, trailers, or crates; no other areas were found that had indications of potentially adverse issues such as buried scrap or underground tanks.

7.2 Soil Vapor Survey

On November 4, 2015 temporary soil vapor wells were placed across a range of points near the historical underground tank locations and areas in and adjoining the maintenance building where automotive service chemicals may have been spilled. Soil vapor was sampled using manually powered tools to drive a hollow steel pin to the target depth (five feet). After a 2-hour equilibration period and line purging, vapor specimens were obtained by vacuum using “summa canisters.” Isopropanol vapor or equivalent was released near each probe as a check against short-circuiting of atmospheric air into the specimen. A plan showing locations of borings used for soil vapor sampling is provided in Appendix IX.

H&P Mobile Geochemistry provided a mobile laboratory was present and performed analyses for vapors as could derive from release of solvents or thinners, etc. as well as volatile fuel constituents per EPA Method No. 8260SV “Volatile Organic Compounds.” It provided data showing detection of two chemical species, benzene and tetrachloroethene (also known as perchloroethylene or “perc” or PCE). (Many other chemical species were sought but not detected.)

PCE was detected in eight of the ten samples; the highest level was 1.0 micrograms-per-Liter, in the area of removed underground tanks. Benzene was detected in only one sample with a level of 0.11 micrograms-per-Liter, this sample was from the paved apron between buildings.

Both samples with no detection whatever were from locations the maintenance building interior shop floor.

The highest levels detected were entered into the Site Assessment & Mitigation Vapor Risk Assessment Model published by the county Department of Environmental Health, a screening tool using typically conservative default values for many exposure variables. Resultant risk assessment levels in both cases exceeded the popular risk criterion of 1/1,000,000, suggesting greater than one-in-a-million risk from soil vapor entering an occupied space over a concrete slab and harming occupants over a long-term.

The laboratory report for soil vapor analyses is attached in the first part of Appendix X.

7.3 Soil Sampling

Soil sampling was performed on November 6 in areas deemed most likely to have had residual impact from released diesel fuel, gasoline, or waste oil. Likewise, depths were chosen to represent worst conditions, i.e., 1-to-2 feet directly beneath the soil excavated during the tanks’ removal. Soil sampling was done using a truck-mounted *Stratoprobe* sampling machine which

drove a steel cylinder to the target depth; the cylinder had an acetate liner, removable for examination and sample selection. In each sampling, soil was brown sand; none had odor or color suggesting impact from released fuel. The samples were taken to the stationary laboratory of *H&P Mobile Geochemistry* for analysis by EPA Methods Volatile Organic Compounds by EPA Method 5030/8260B with Petroleum Hydrocarbon Analysis

The laboratory report for soil analyses is attached in the second part of Appendix X.

8.0 FINDINGS, DISCUSSION AND RECOMMENDATIONS

8.1 Subject site

Observed Conditions – The only threats noted during the subject site visit were oil staining in the maintenance building floor; this concrete appeared to be in satisfactory condition. Across the subject site were a number of patches in concrete flooring or outdoor pavement. Two of these proved to represent removed underground tanks.

History – The subject site has a history of usage for a moving, packing & crating and storage facility. The subject includes an onsite maintenance facility as well. Under the name *Escondido Storage Co.* there was three underground fuel tanks. City and county records show the tanks were removed in the year 1986. No evidence of release was noted in files describing the removals, but no soil sampling appeared to have been done at that time.

Physical Characteristics – The subject site's topographic gradient suggested a likely flow direction for groundwater in the south-southwest direction; no nearby threats were identified in the opposite direction from the subject site.

Special additional note regarding risks from soil vapor – Cases have arisen where migration of soil vapors (gasses evolving from volatile chemicals released to the soil) have affected occupied spaces. This is a growing concern in environmental subject site assessment. Another ASTM specification, No. E2600-10 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, has been incorporated in Phase I reports per the E1527-13 specification; it suggests potentially significant risk from vapor for non-petroleum-hydrocarbon contamination within a 1/3-mile radius, and for petroleum-hydrocarbon contamination within a 1/10-mile radius. No notable offsite threats were found within this radius.

Questionnaires/Interviews – No additional threats were inferred from any questionnaire.

Regulatory Agency Records Review – The subject site identified as 238 North Quince Street was found in file review. Under the name *Pack and Crate Service* the listing is found in the HAZNET database for presence of unspecified oil-containing waste. Under the site name *Ace Storage Company* the site was on two databases, SWEEPS UST for three 550 gallon underground fuel tanks, as well as HIST UST for three underground tanks for leaded, regular and diesel fuel. Under the site name *Pack & Crate Service* it was listed on the San Diego County HMMD database with the status "open permit."

8.2 Subject site Vicinity

Observed Conditions – The subject site vicinity was interpreted as commercial, with the exception of the Escondido Creek to the north. Based on information obtained as part of this

assessment (see Section 6.1), no threat from nearby commercial/industrial activity was taken to represent a recognized environmental condition.

History – The subject site vicinity appears to have been characterized by commercial and industrial usage, mostly of a moving and storage business.

Regulatory Agency Records Review – As presented in Section 6.0, there were various potential environmental threats listed within search radii, and twenty-seven were identified within 1/8-mile. None was deemed to represent a recognized environmental condition.

8.3 Phase II Findings

Subsurface geophysical work was successful in identifying locations for historical underground fuel tanks on the subject site, and it confirmed locations of onsite utilities to avoid.

Soil vapor sampling identified two chemicals relating to automotive service and fuel, PCE and benzene. Considering the known site history, it is very likely that solvents (e.g., PCE) and/or minor/occasional fuel spillage residues accumulated only in the top several feet of soil beneath the sampled areas. One plan for redevelopment of the subject site involves deep excavation and engineered backfill for new construction across its entire area; this would likely co-mingle affected soil to non-detectable levels. In the event sampled areas are to be overlain with a parking garage, elements of risk for human exposure are anticipated to drop well beneath thresholds of concern.

It is recommended that another check be made for presence of adverse soil vapors following grading but prior to actual construction.

Soil sampling performed in areas deemed most likely to have had residual impact from released diesel fuel, gasoline, or waste oil. Likewise, depths were chosen to represent worst conditions, i.e., 1-to-2 feet directly beneath the soil excavated during the tanks' removal. Soil sampling was done using a truck-mounted *Stratoprobe* sampling machine which drove a steel cylinder to the target depth; the cylinder had an acetate liner, removable for examination and sample selection. In each sampling, soil was brown sand; none had odor or color suggesting impact from released fuel. The samples were taken to the stationary laboratory of H&P Mobile Geochemistry for analysis by EPA Method 5030/8260B "Volatile Organic Compounds" with the additional assessment of a Petroleum Hydrocarbon Analysis. No detection of any analyte was made in any of the samples. These results are interpreted to indicate unlikelihood for significant residual contamination from the onsite fuel tanks.

8.4 Data Gaps

Data gaps comprise inability to obtain mandatory information required by the ASTM standard despite a good faith effort by the environmental professional to do so. Data gaps if any are summarized here.

No interview with a current or past owner or tenant was possible. Questionnaires were provided, however. Many large areas of the floor and ground level surface at the subject site were covered by storage containers, truck tractors and trailers, etc. and not completely examined because of this.

9.0 CONCLUSIONS

We have performed a Phase I Environmental Subject site Assessment in conformance with the scope and limitations of ASTM Practice E: 1527-13 for the subject site identified as 220-240 North Quince Street, Escondido CA. Any exceptions to, or deletions from, this practice are described in the corresponding section of this report.

This assessment identified a historical recognized environmental condition at subject site deriving from its three historical (removed) underground fuel tanks. Other threats from onsite and offsite were not deemed to represent recognized environmental conditions.

10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professionals as defined in 312.10 of 40 CFR 312, with specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject site. All appropriate inquiries were per 40 CFR Part 312.

This report has been prepared with reasonable diligence, reflecting the standards of skill and care typically exercised in the field of environmental assessment. The accuracy or completeness of any report cannot be guaranteed, however, since government records, which provide the basis for much of the subject site research, may be incomplete, inaccurate, or out of date. Also, per the scope of this assessment, no inspection has been made of that which was not easily accessible within the time frame of this report. This assessment is not intended to be exhaustive and uncertainty has not been eliminated.

This work researched only the likelihood of a hazardous waste condition that could result in an enforced cleanup or abatement action. It did not include conclusive toxicological or industrial hygiene services and provided only a rough-screening against threats from human contact with any hazardous wastes or substances. This investigation does not represent any level of survey for radon, lead-containing dust or paint, molds/allergens, or asbestos.

Due to the likelihood of change in the subject site and subject site vicinity, and the potential for future releases of hazardous materials in the vicinity, this report will become obsolete and, therefore, is intended for use only in the six months following the submittal date. This document is prepared solely for the use of the Client, and shall not be used or relied upon by other individuals, agencies, or organizations, except if and as specifically designated in writing by both Client and Consultant.

11.0 ENDNOTES

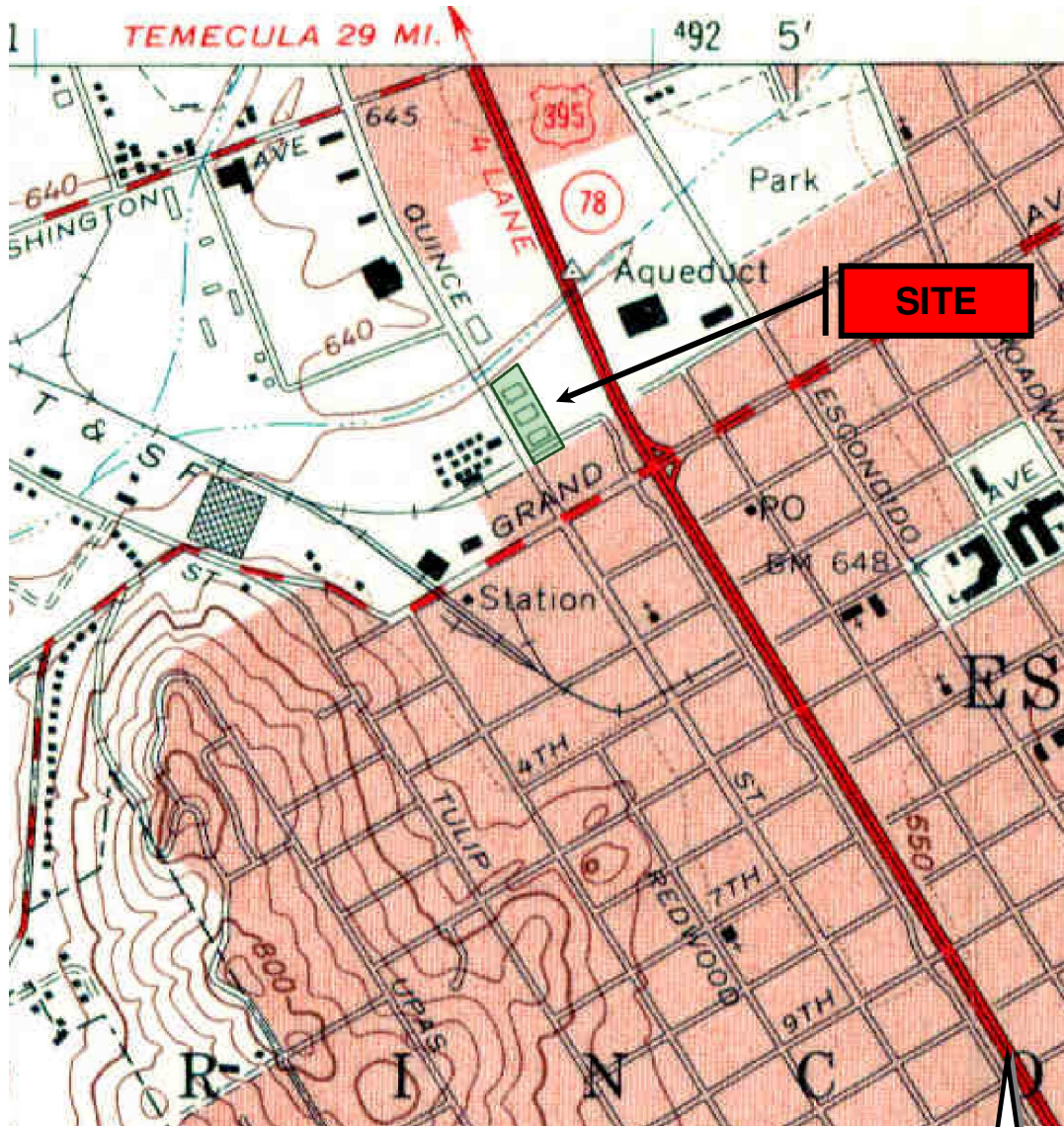
ⁱ Request for public records, San Diego County DEH, by Marc Boogay (MBCE), October 8, 2015.

ⁱⁱ <http://www.escondido.org/parcel-lookup.aspx>.

ⁱⁱⁱ California Department of Toxic Substances Control, CALSUBJECT SITES Deed Restrictions, <http://www.envirostor.dtsc.ca.gov/public/>.

^{iv} Division I Oil and Gas Maps, Division of Oil, Gas, and Geothermal Resources, California Department of Conservation, 2007, website http://www.consrv.ca.gov/DOG/maps/Pages/d1_index_map1.aspx.

APPENDIX I SUBJECT SITE VICINITY MAP, TOPOGRAPHIC MAP HISTORY



U.S.G.S 1968 Topographical Map

N
scale not provided



220-240 North Quince Street

220-240 North Quince Street

Escondido, CA 92025

Inquiry Number: 4433516.4

October 08, 2015

EDR Historical Topographic Map Report



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topographic Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the early 1900s.

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

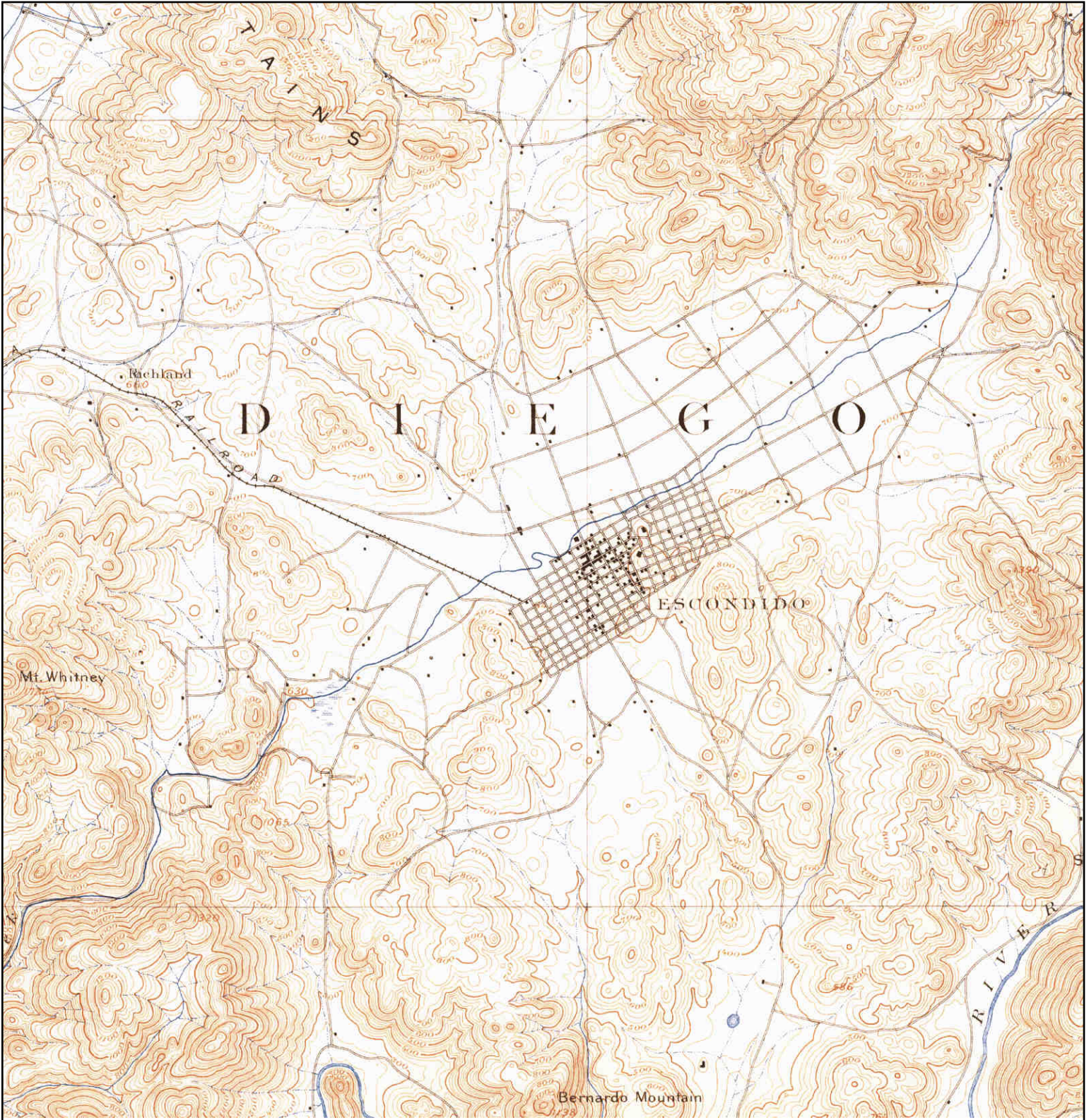
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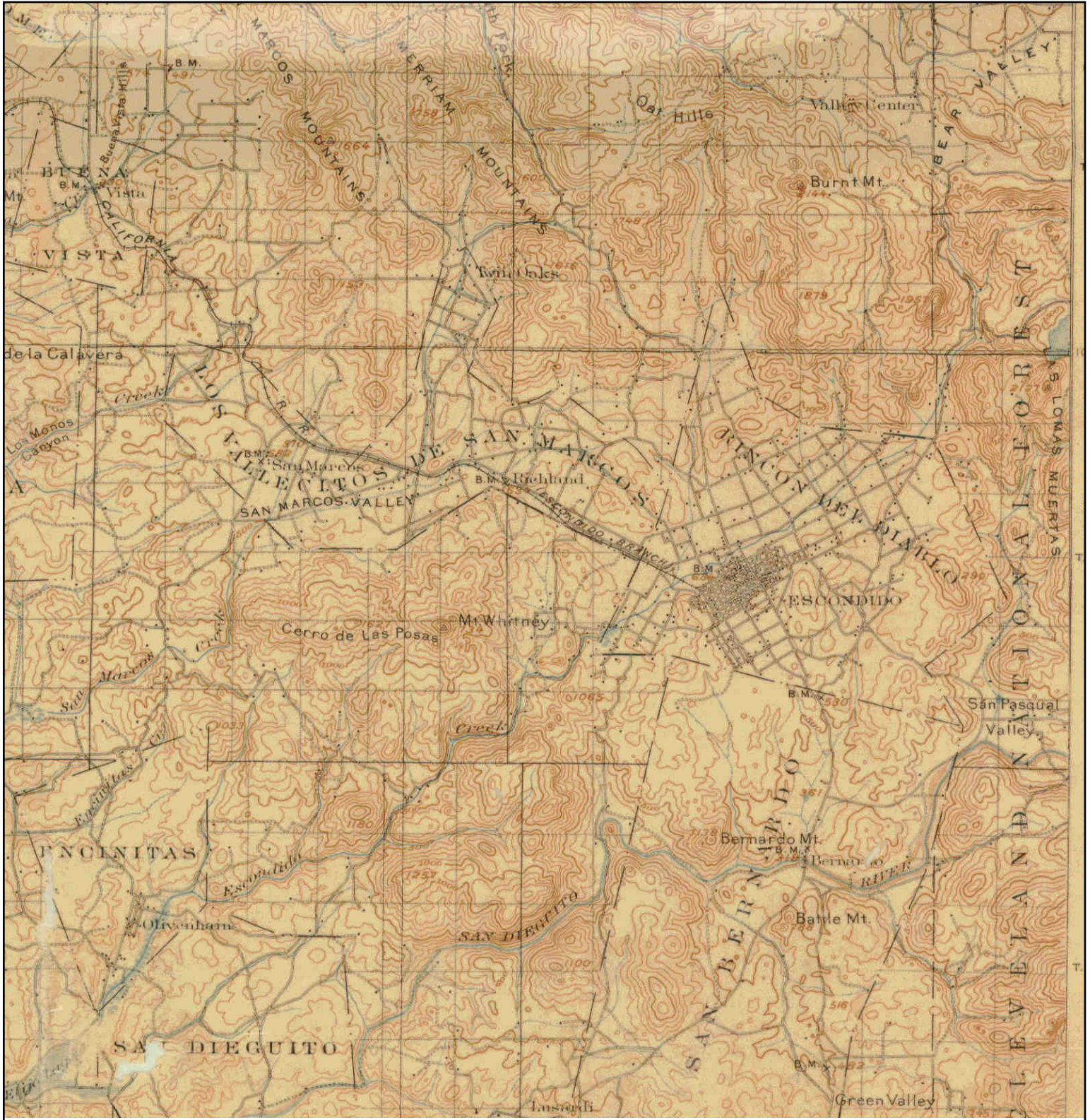
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Historical Topographic Map



	TARGET QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: ESCONDIDO	ADDRESS: 220-240 North Quince Street Escondido, CA 92025	CONTACT: Marc Boogay
	MAP YEAR: 1893	LAT/LONG: 33.12 / -117.089	INQUIRY#: 4433516.4
	SERIES: 15		RESEARCH DATE: 10/08/2015
	SCALE: 1:62500		


Historical Topographic Map



	TARGET QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: SAN LUIS REY	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	MAP YEAR: 1901	LAT/LONG: 33.12 / -117.089	INQUIRY#: 4433516.4
	SERIES: 30		RESEARCH DATE: 10/08/2015
	SCALE: 1:125000		

Historical Topographic Map



	TARGET QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: ESCONDIDO	ADDRESS: 220-240 North Quince Street Escondido, CA 92025	CONTACT: Marc Boogay
	MAP YEAR: 1901	LAT/LONG: 33.12 / -117.089	INQUIRY#: 4433516.4
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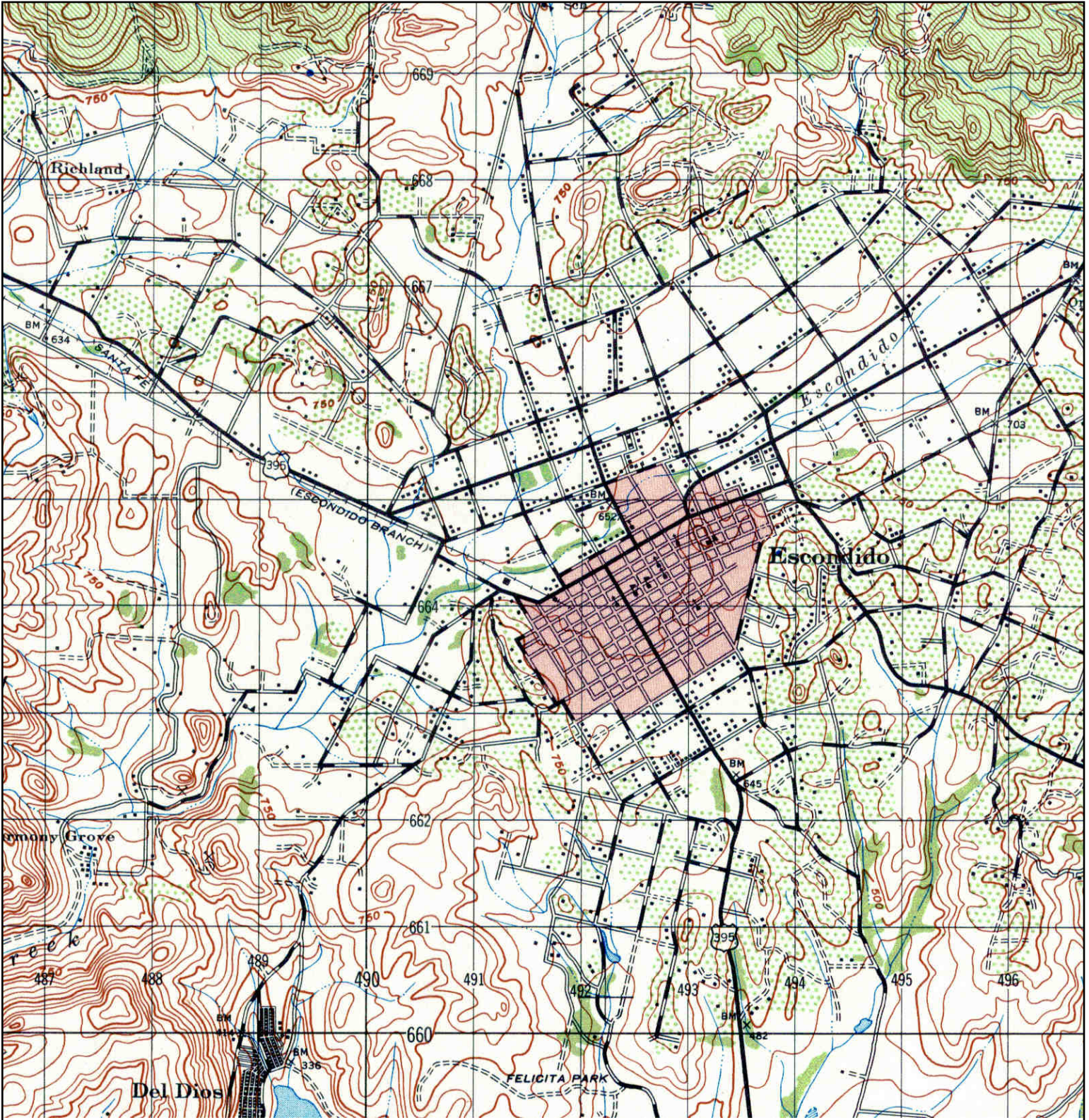
Historical Topographic Map



Unsurveyed Area on the Topographic Map

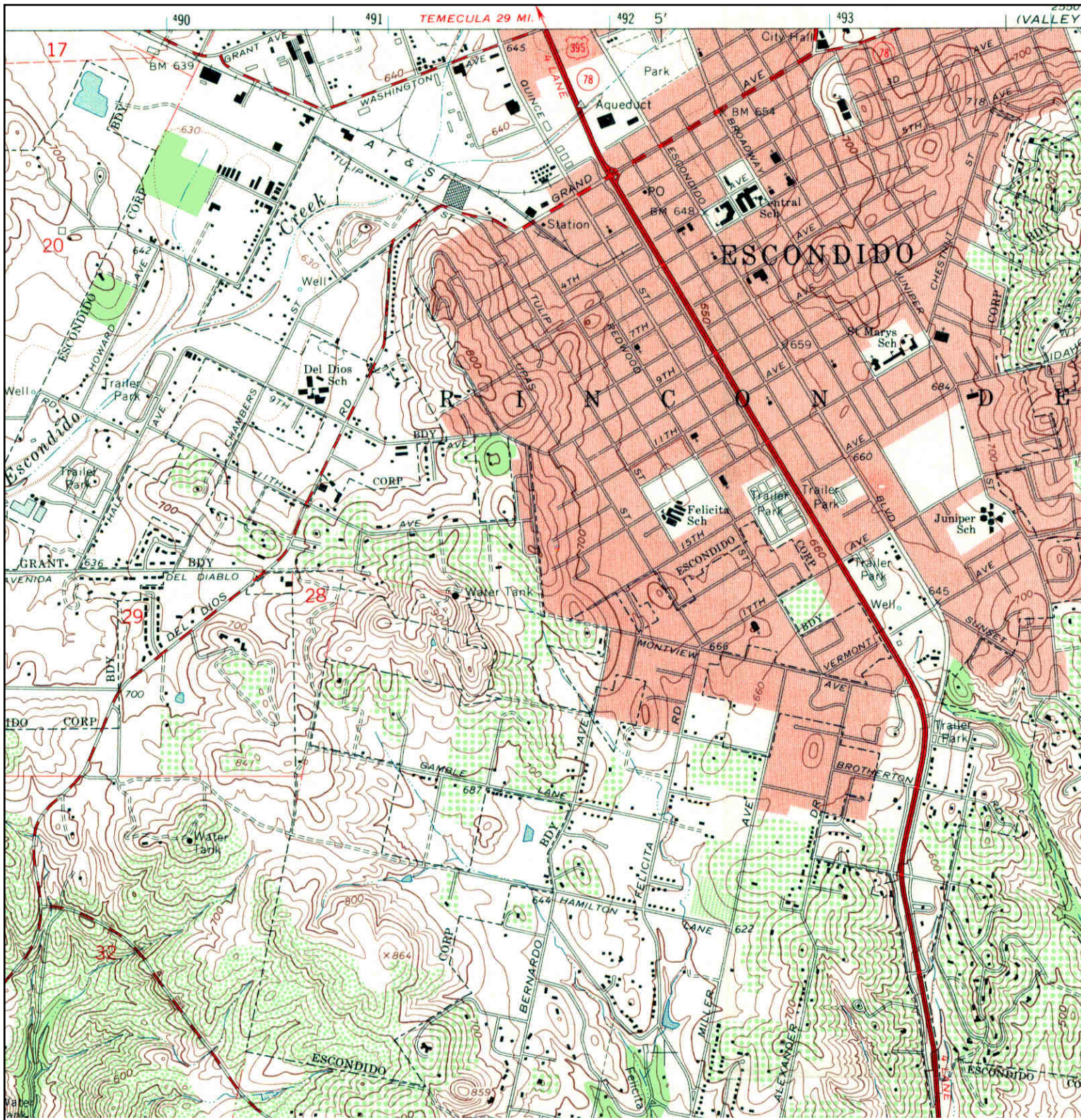
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	MAP YEAR: 1904	ESCONDIDO, CA 92025	INQUIRY#: 4433516.4
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Historical Topographic Map



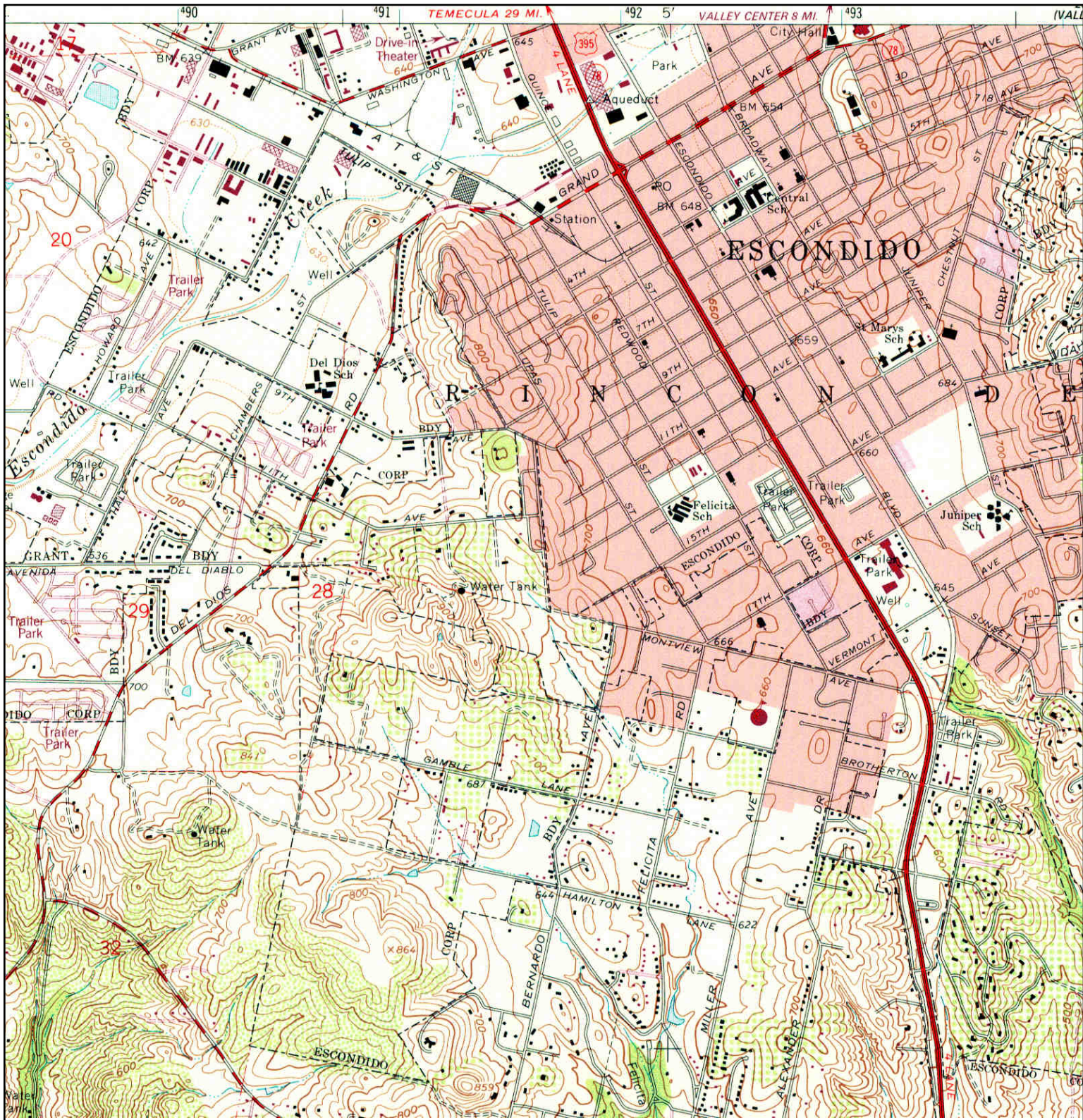
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	MAP YEAR: 1947	LAT/LONG: 33.12 / -117.089	INQUIRY#: 4433516.4
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Historical Topographic Map



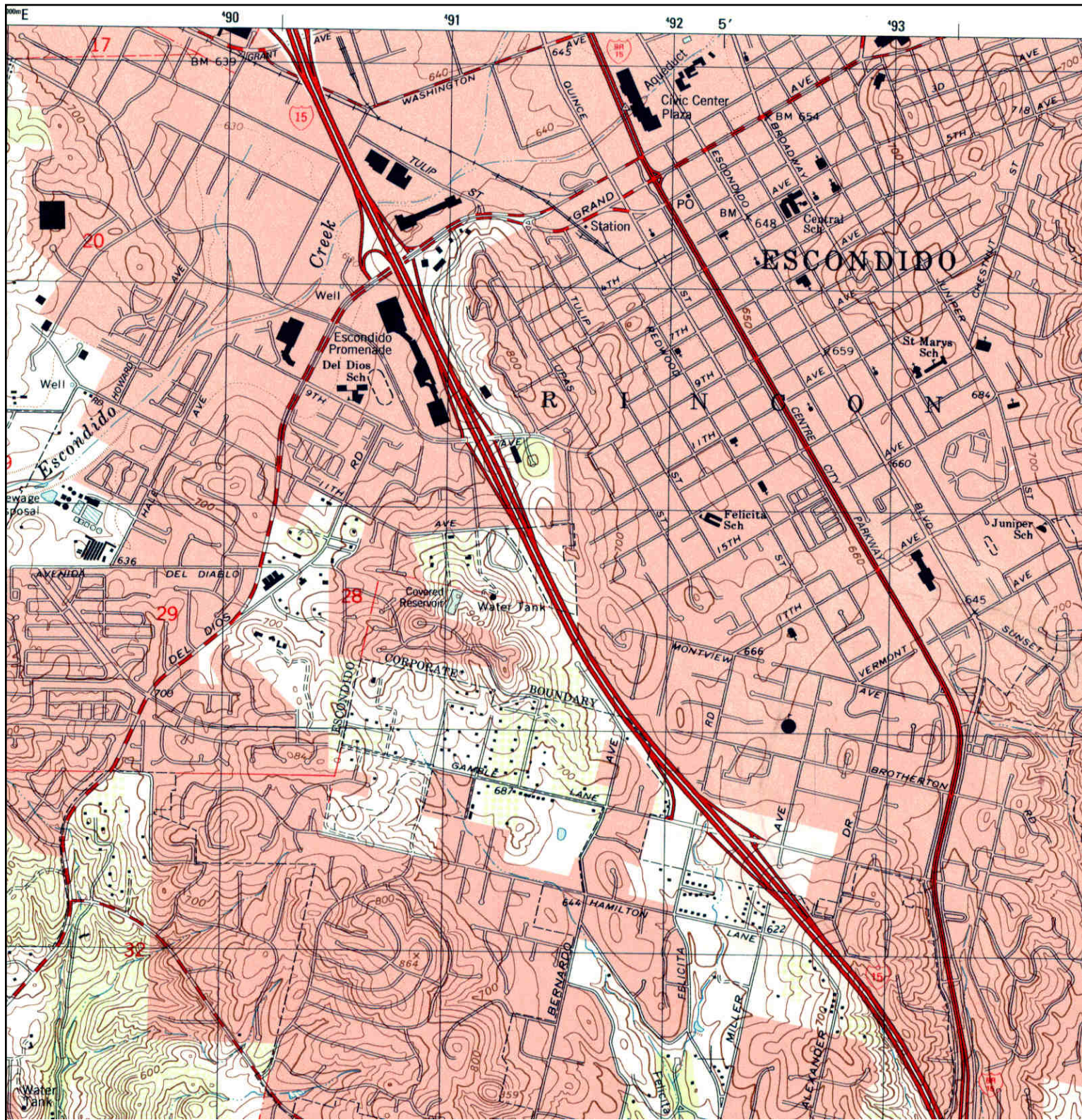
 N	TARGET QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: ESCONDIDO	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	MAP YEAR: 1968	Escondido, CA 92025	INQUIRY#: 4433516.4
	SERIES: 7.5	LAT/LONG: 33.12 / -117.089	RESEARCH DATE: 10/08/2015
	SCALE: 1:24000		


Historical Topographic Map



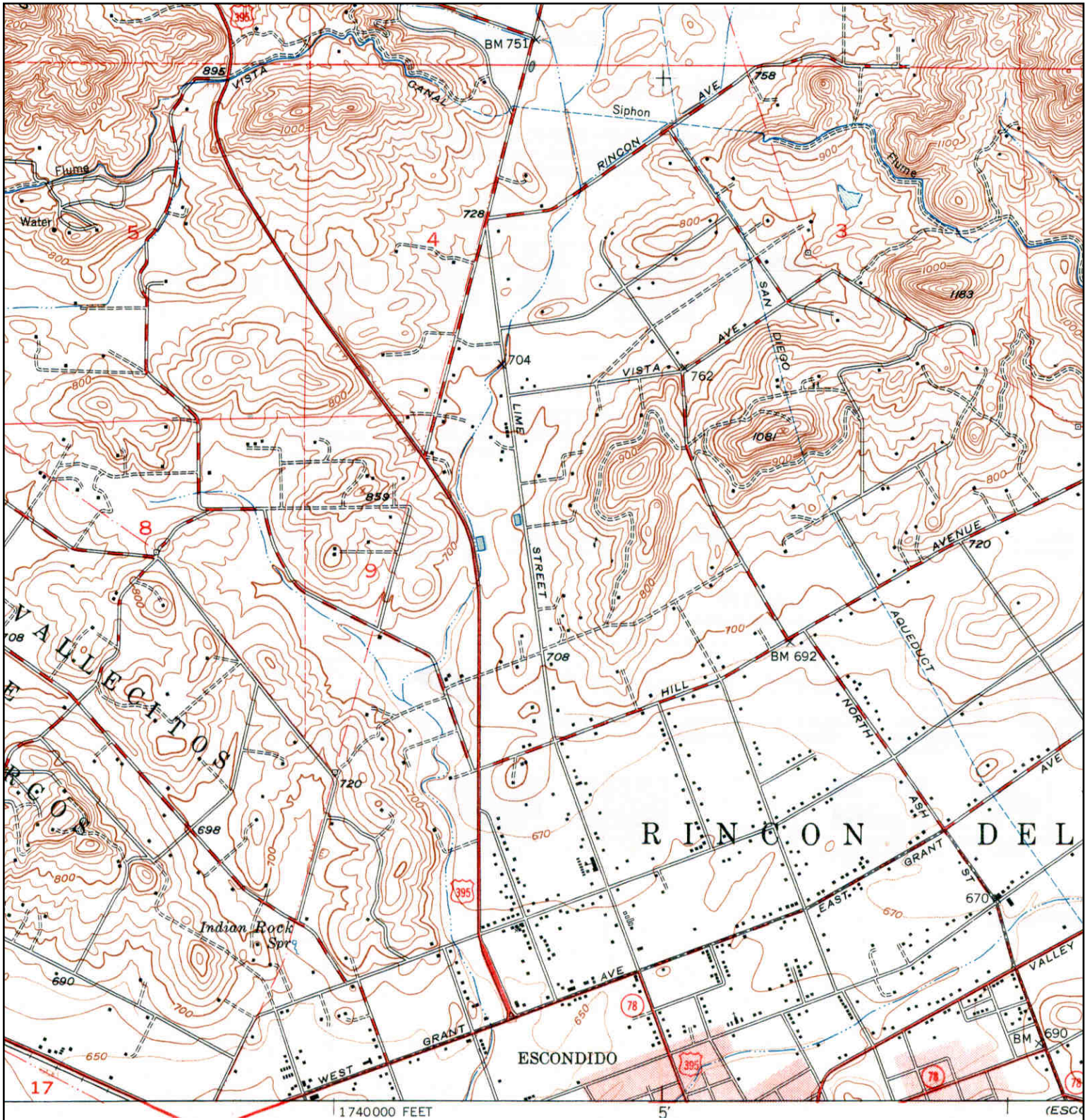
<p>N ↑</p>	TARGET QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: ESCONDIDO	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	MAP YEAR: 1975	Escondido, CA 92025	INQUIRY#: 4433516.4
	PHOTOREVISED FROM : 1968	LAT/LONG: 33.12 / -117.089	RESEARCH DATE: 10/08/2015
	SERIES: 7.5		
	SCALE: 1:24000		

Historical Topographic Map



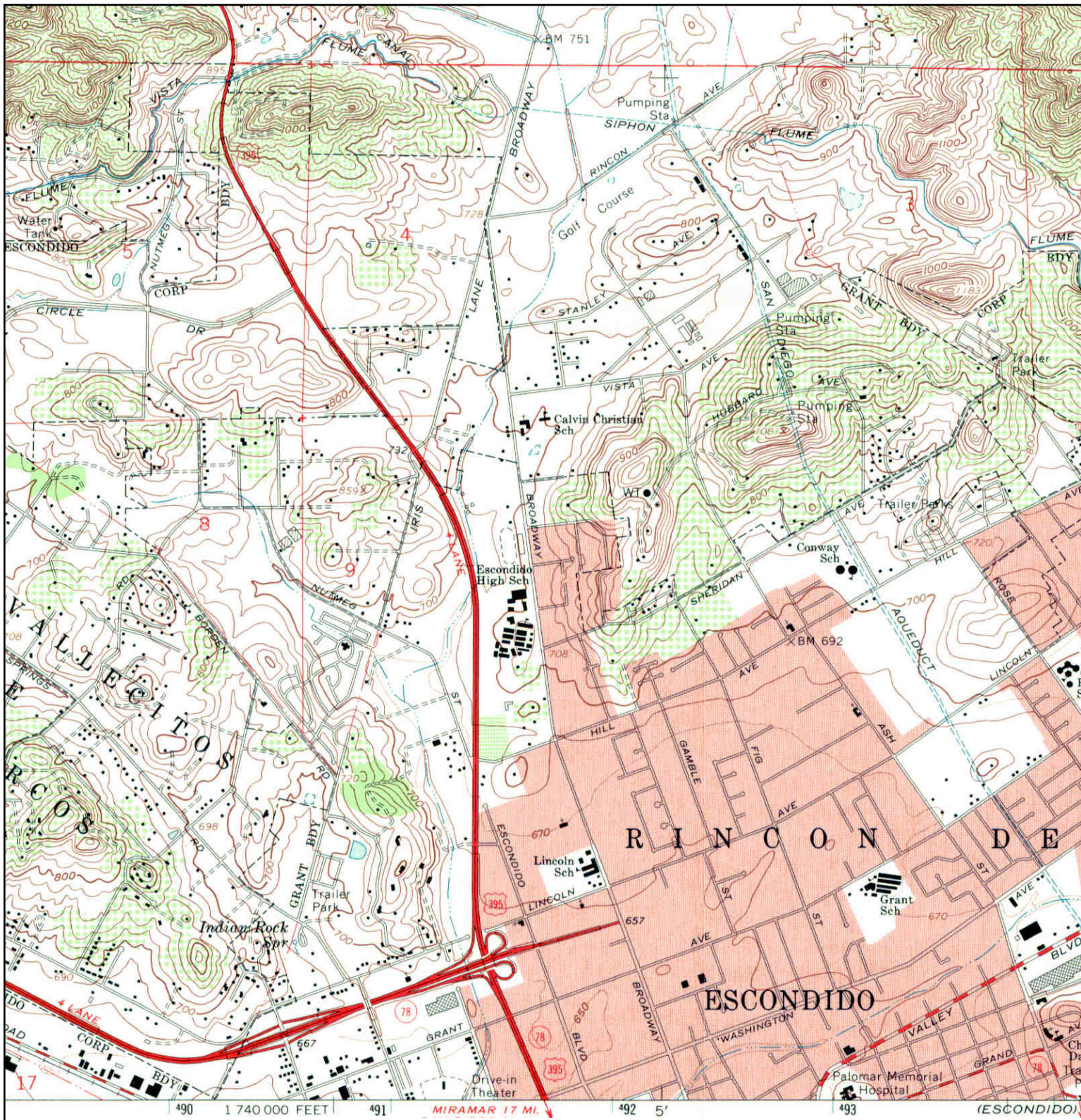
	TARGET QUAD NAME: ESCONDIDO MAP YEAR: 1996	SITE NAME: 220-240 North Quince Street ADDRESS: 220-240 North Quince Street Escondido, CA 92025 LAT/LONG: 33.12 / -117.089	CLIENT: Marc Boogay Cons. Engineers CONTACT: Marc Boogay INQUIRY#: 4433516.4 RESEARCH DATE: 10/08/2015
	SERIES: 7.5 SCALE: 1:24000		


Historical Topographic Map



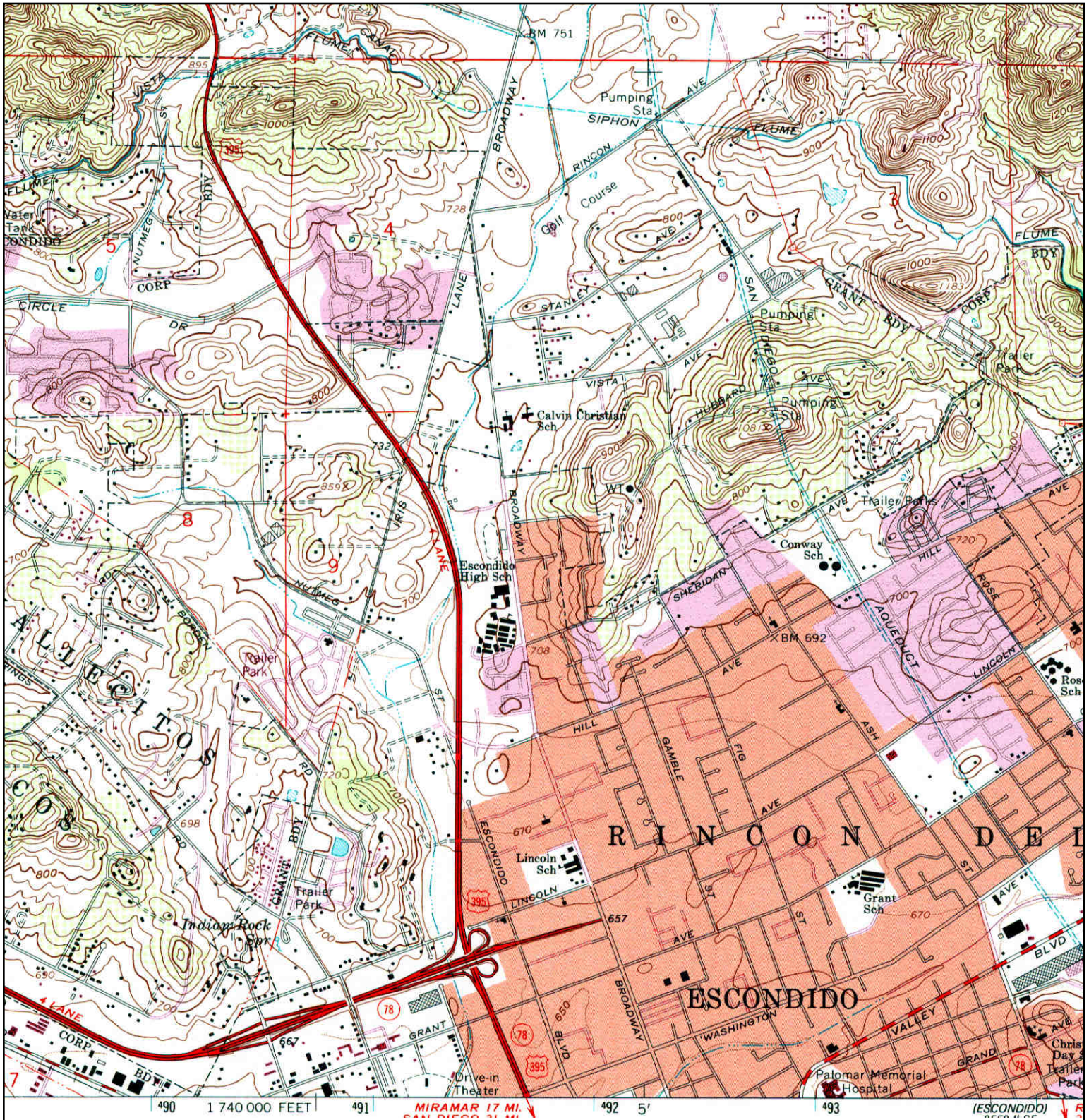
	ADJOINING QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: VALLEY CENTER	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	MAP YEAR: 1949	Escondido, CA 92025	INQUIRY#: 4433516.4
	SERIES: 7.5	LAT/LONG: 33.12 / -117.089	RESEARCH DATE: 10/08/2015
	SCALE: 1:24000		


Historical Topographic Map



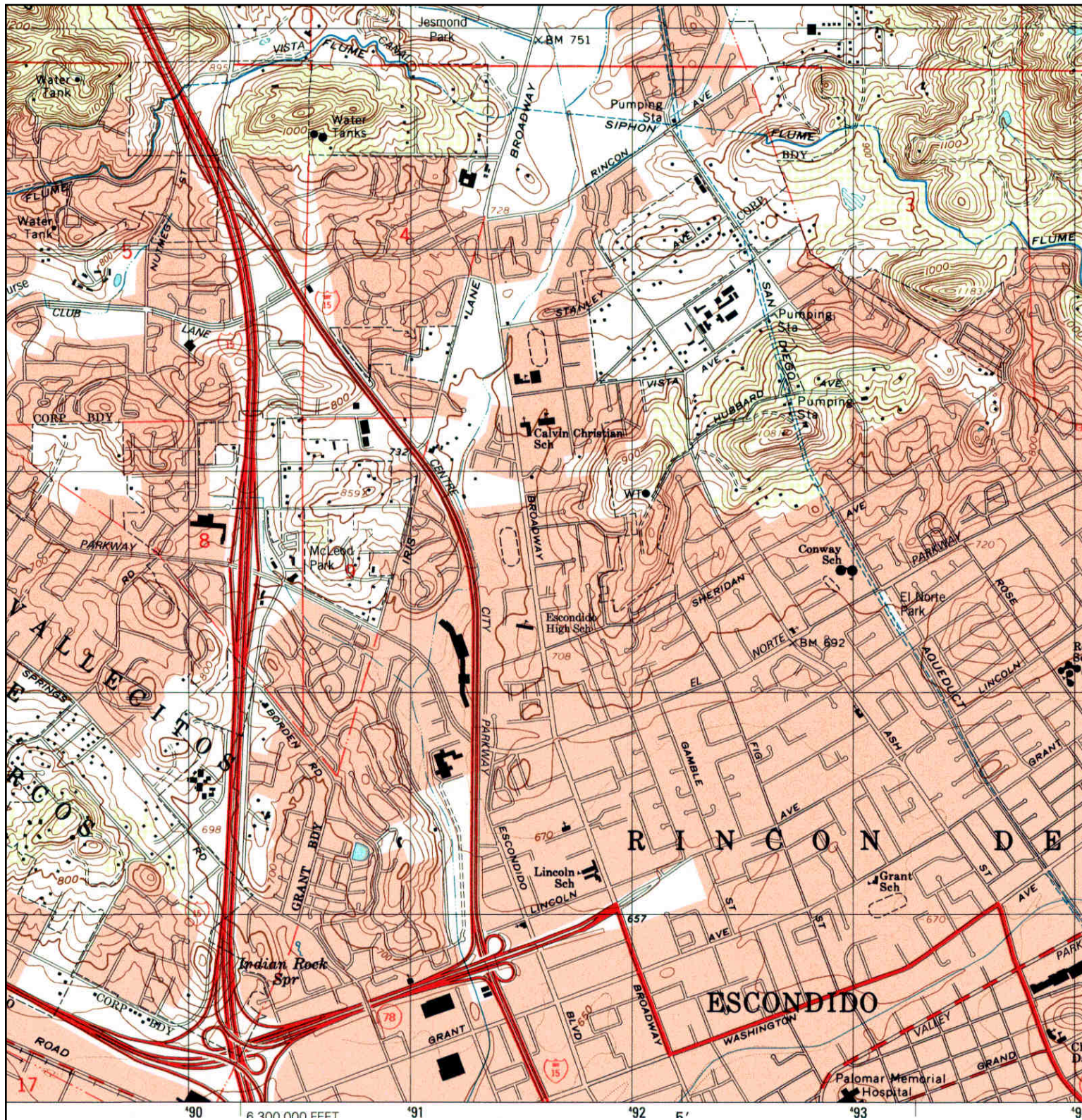
	ADJOINING QUAD	SITE NAME: 220-240 North Quince Street	CLIENT: Marc Boogay Cons. Engineers
	NAME: VALLEY CENTER	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	MAP YEAR: 1968	ESCONDIDO, CA 92025	INQUIRY#: 4433516.4
	SERIES: 7.5	LAT/LONG: 33.12 / -117.089	RESEARCH DATE: 10/08/2015
	SCALE: 1:24000		

Historical Topographic Map



 <p>N</p>	ADJOINING QUAD	SITE NAME:	CLIENT:
	NAME: VALLEY CENTER	220-240 North Quince Street	Marc Boogay Cons. Engineers
	MAP YEAR: 1975	ADDRESS: 220-240 North Quince Street	CONTACT: Marc Boogay
	PHOTOREVISED FROM :1968	Escondido, CA 92025	INQUIRY#: 4433516.4
	SERIES: 7.5	LAT/LONG: 33.12 / -117.089	RESEARCH DATE: 10/08/2015
	SCALE: 1:24000		

Historical Topographic Map



<p>N</p>	ADJOINING QUAD						
	NAME:	VALLEY CENTER		SITE NAME:	220-240 North Quince Street	CLIENT:	Marc Boogay Cons. Engineers
	MAP YEAR:	1996		ADDRESS:	220-240 North Quince Street Escondido, CA 92025	CONTACT:	Marc Boogay
	SERIES:	7.5		LAT/LONG:	33.12 / -117.089	INQUIRY#:	4433516.4
	SCALE:	1:24000			RESEARCH DATE:	10/08/2015	

APPENDIX II SUBJECT SITE PHOTOGRAPHS



Facing north from near northwest corner of subject site, at right. To the left is North Quince Street with the Escondido Transit Center to the west from the subject site.



Inside front main office of subject site at address 238 North Quince Street.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Rear offices of main building. Various typical office equipment/furnishings.

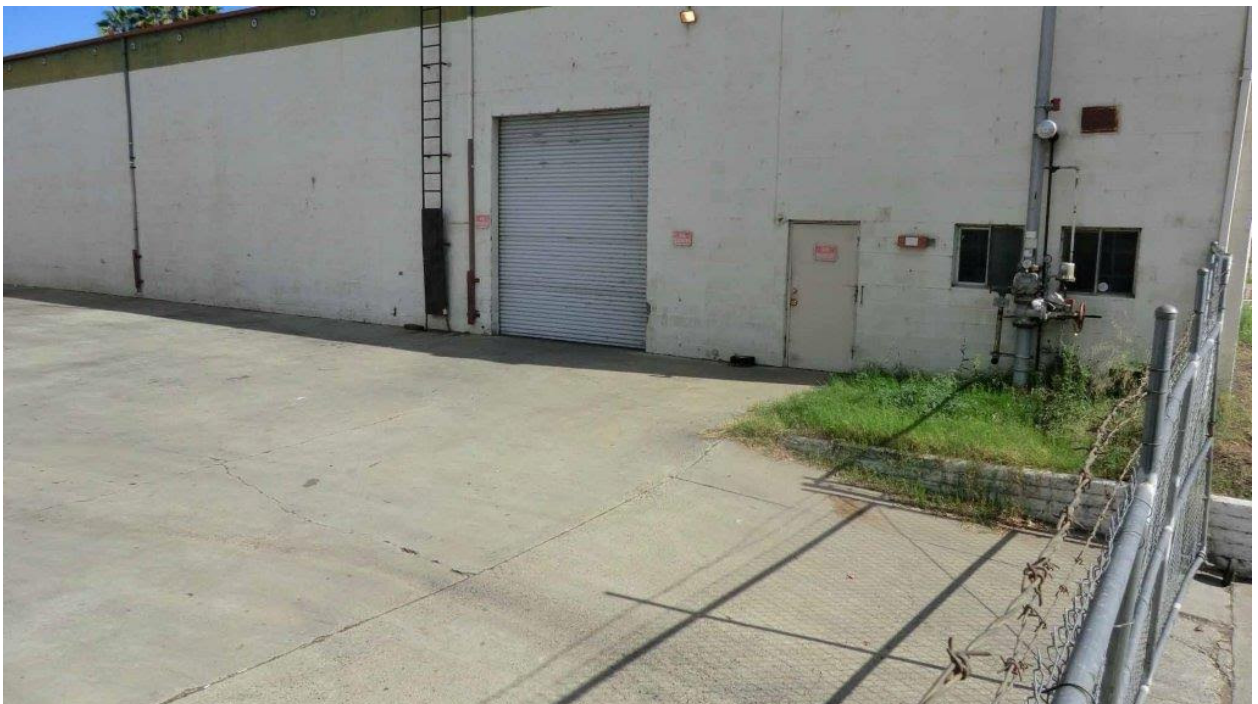


Employee lounge by southwest corner of main/office building, 238 North Quince Street.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Paved lot between southernmost and middle warehouses of subject site. Trailers and moving crates present.



Facing south, north side of southern warehouse; large rollup doors and typical utility connections.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing east from near northwest corner of subject site; maintenance building at left and north side of northernmost warehouse at right. Partly seen at right is one of two concrete pavement patches indicating removed underground fuel tanks.



Facing east inside maintenance building. Typical automotive maintenance products were observed. The concrete floor here had petroleum product staining but no significant cracking. At rear are drums holding waste oil.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing north inside metal maintenance shed, workbench with typical maintenance equipment and materials.



Closer view of onsite waste oil storage in metal maintenance shed with secondary containments.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Outdoor workshop for crate/pallet repair along north boundary of subject site (boundary fence shown).



Cluttered storage of moving crates, typical of onsite warehouse interiors.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Facing east along West Valley Parkway, the southern subject site boundary; landscaping and typical city utilities observed.



Across West Valley Parkway from subject site to the south, *Country Flowers & Antiques* at 523 West Valley Parkway.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued

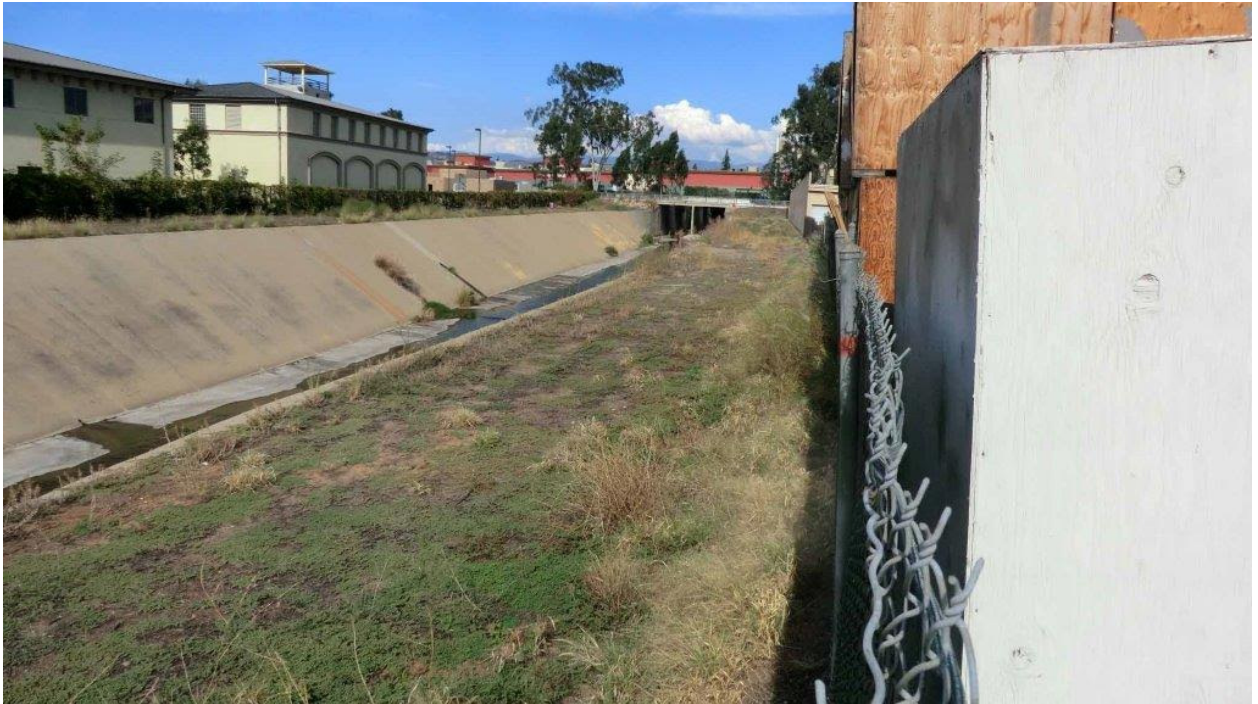


Facing across West Valley Parkway from southwest corner of subject site, *California Bank & Trust* with ATM drive-up lanes and branch at 613 West Valley Parkway.



Facing north on east side of the subject site. Paved alleyway separates subject site and storage facility and commercial offices to the east (at right).

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued

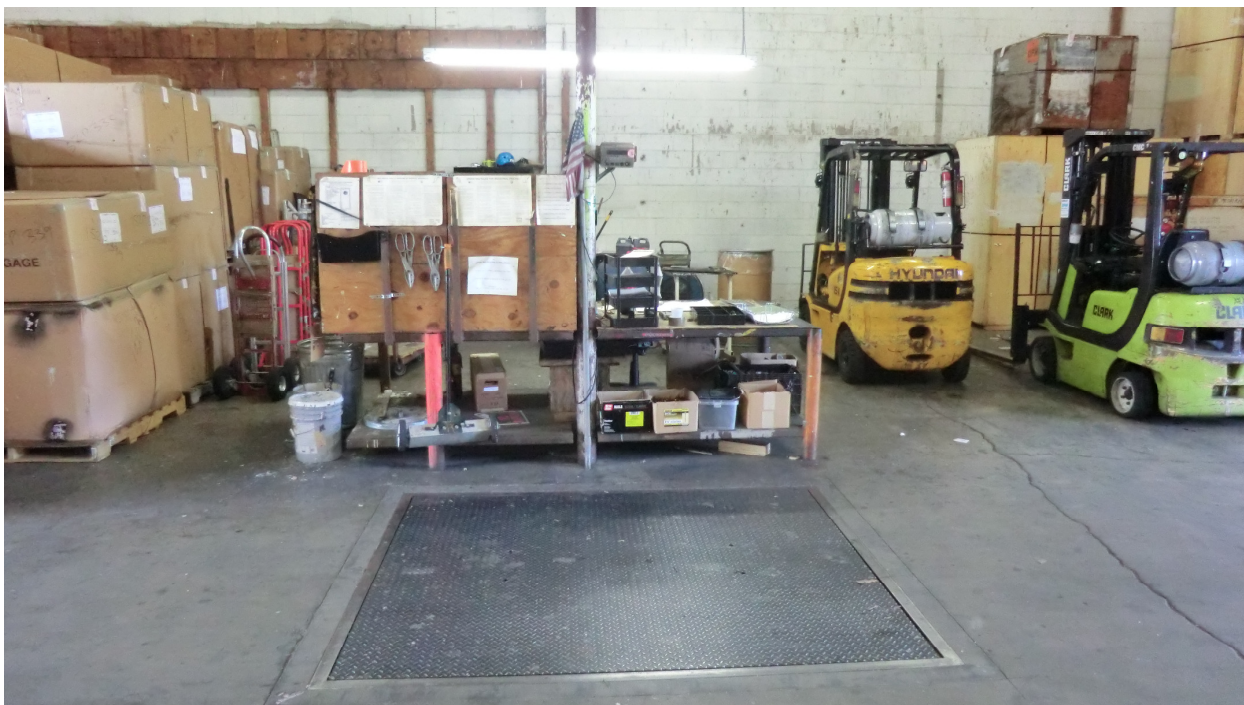


Facing east outside northern boundary of subject site; at left is channelized Escondido Creek. Onsite wooden crate storage seen at right.



Facing west from onsite parking lot in north end of subject site. Beyond fence is North Quince Street and the *Escondido Transit Center*; at left is northernmost onsite building.

APPENDIX II SUBJECT SITE PHOTOGRAPHS, continued



Indoor scale, northernmost onsite warehouse.



Cluttered crate storage typical of interiors of onsite warehouses.

APPENDIX III FIELD INSPECTION CHECKLIST

MARC BOOGAY
Consulting Engineer

FIELD INSPECTION CHECKLIST

DESCRIPTION OF THE SUBJECT SITE

220-240 North Quince Street Escondido, CA 92025
 Address City State Zip
Bekins/ Pack and Crate Services, Inc. (800)696-4910
 Major Occupant Phone
Moving and storage facility
 Present Use

OBSERVED GENERAL FEATURES	YES	NO	NOTES
Buildings		X	
Parking Areas		X	
Roads		X	
Powerlines		X	
Transformers	X		along southern boundary
Fences	X		along eastern/northern boundaries
Dry Wells		X	
Water Wells		X	
Monitoring Wells		X	
Oil & Gas Wells		X	
Pipelines		X	
Excavations		X	
Water Towers		X	
Above-ground tanks		X	
Under-ground tanks		X	
Filler Pipes		X	"
Vent Pipes		X	"
Pumps		X	
Piping		X	

TOPOGRAPHIC/ HYDROGRAPHIC	YES	NO	NOTES
Topography		X	
Slope		X	
Vegetation		X	
Landscaping	X		minor amounts along western and southern boundaries
Swamps/Wetlands		X	
Springs/Seeps		X	

TOPOGRAPHIC/ HYDROGRAPHIC, continued	YES	NO	NOTES
Ponds/Lagoons		X	
Creeks/Streams	X		offsite channelized creekbed immediately north of subject site

OBSERVED UTILITIES	YES	NO	NOTES
Electricity	X		
Natural Gas	X		
Sewers	X		
Storm Drains		X	
Surface Drainage		X	
Steam		X	
Oil		X	

OBSERVED POTENTIAL PCBs	YES	NO	NOTES
Pad-mounted Transformers		X	
Pole-mounted Transformers		X	
Subterranean Transformers		X	
Hydraulic Equipment		X	
Other Equipment		X	

HAZARDOUS SUBSTANCES	YES	NO	NOTES
Raw Materials	X		Automotive maintenance materials, motor oil, etc.
Consumables		X	
By-Products		X	
Wastes	X		Waste containers for filters and waste oil was in maintenance building.

HAZARDOUS WASTE INDICATORS	YES	NO	NOTES
Distressed Vegetation		X	
Stained Soil		X	

HAZARDOUS-WASTE INDICATORS	YES	NO	NOTES
Sumps		X	
Drums		X	
Misc. Containers		X	
Odors		X	
Ash or Burned Areas		X	
Floor Drains		X	
Stained Floor Pavement	X		Inside maintenance building only.
Other		X	

HAZARDOUS MATERIALS ACTIVITIES	YES	NO	NOTES
Collection		X	
Storage	X		typical maintenance oils/coolant in drums.
Disposal		X	
Transfer		X	
Treatment		X	
Recycling		X	
Mixing		X	
Assembly Plating		X	
Machining		X	
Cleaning		X	
Degreasing		X	
Sanding		X	
Painting		X	
Spraying		X	

AIR EMISSIONS	YES	NO	NOTES
Stacks		X	
Exhaust Fans		X	
Vents		X	
Other		X	

EVIDENCE OF PAST USE	YES	NO	NOTES
Horticultural Use		X	
Other		X	

OTHER COMMENTS:

APPENDIX IV AERIAL PHOTOGRAPHS

(aerial photo history images follow this sheet)



Source: EDR Aerial Photograph Collection, 1970



N

no scale provided



220-240 North Quince Street

220-240 North Quince Street

Escondido, CA 92025

Inquiry Number: 4433516.9

October 12, 2015

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

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Date EDR Searched Historical Sources:

Aerial Photography October 12, 2015

Target Property:

220-240 North Quince Street

Escondido, CA 92025

<u><i>Year</i></u>	<u><i>Scale</i></u>	<u><i>Details</i></u>	<u><i>Source</i></u>
1939	Aerial Photograph. Scale: 1"=500'	Flight Year: 1939	USGS
1946	Aerial Photograph. Scale: 1"=500'	Flight Year: 1946	USGS
1953	Aerial Photograph. Scale: 1"=500'	Flight Year: 1953	USGS
1964	Aerial Photograph. Scale: 1"=500'	Flight Year: 1964	USGS
1970	Aerial Photograph. Scale: 1"=500'	Flight Year: 1970	EDR Proprietary Landiscor
1979	Aerial Photograph. Scale: 1"=500'	Flight Year: 1979	EDR Proprietary Landiscor
1985	Aerial Photograph. Scale: 1"=500'	Flight Year: 1985	USGS
1989	Aerial Photograph. Scale: 1"=500'	Flight Year: 1989	USGS
1995	Aerial Photograph. Scale: 1"=500'	/DOQQ - acquisition dates: 1995	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2010	Aerial Photograph. Scale: 1"=500'	Flight Year: 2010	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP



INQUIRY #: 4433516.9

YEAR: 1939

| = 500'





INQUIRY #: 4433516.9

YEAR: 1946

| = 500'





INQUIRY #: 4433516.9

YEAR: 1953

| = 500'





INQUIRY #: 4433516.9

YEAR: 1964

— = 500'





INQUIRY #: 4433516.9

YEAR: 1970

— = 500'





INQUIRY #: 4433516.9

YEAR: 1979



| = 500'



INQUIRY #: 4433516.9

YEAR: 1985

| = 500'





INQUIRY #: 4433516.9

YEAR: 1989

| = 500'





INQUIRY #: 4433516.9

YEAR: 1995

| = 500'



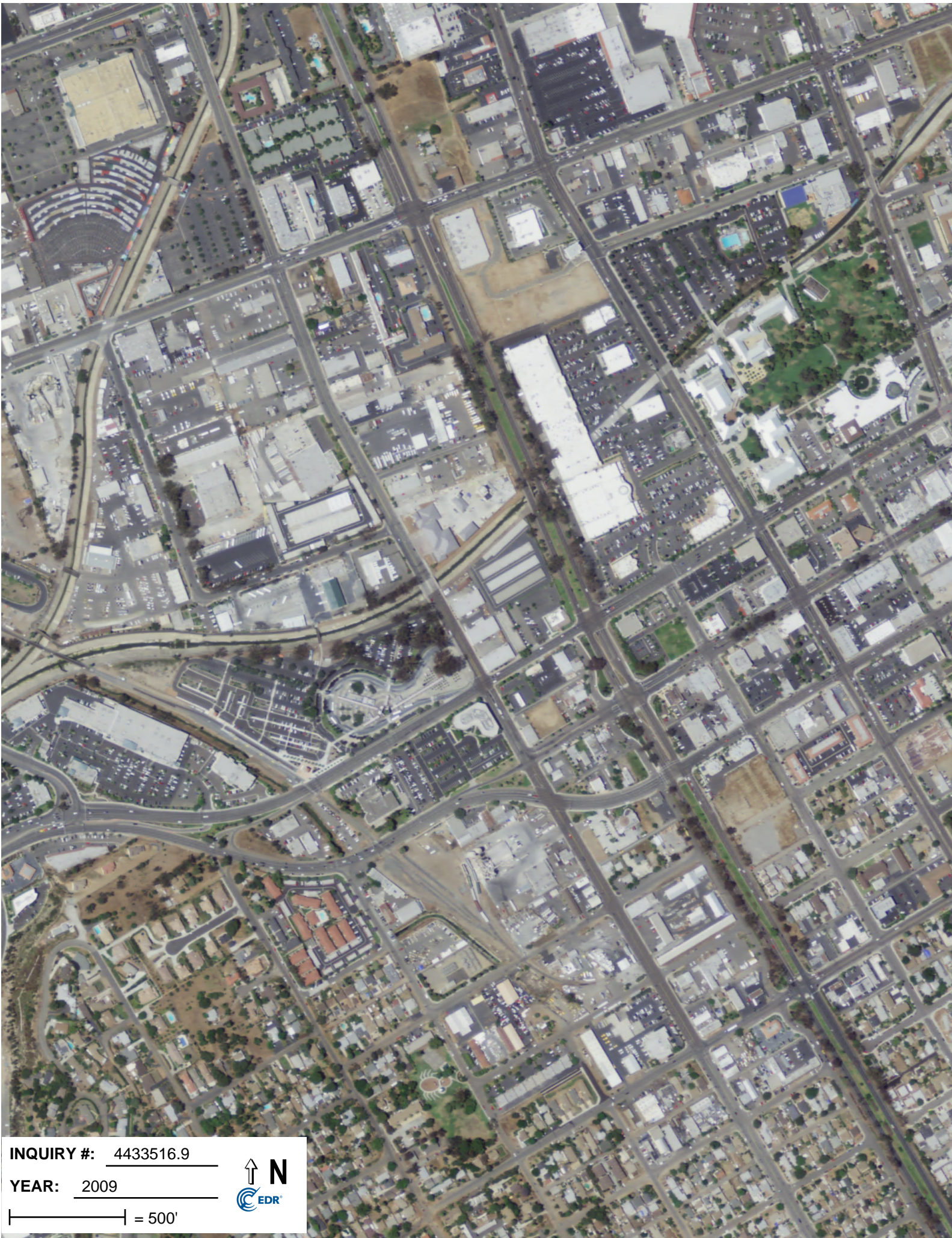


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YEAR: 2005

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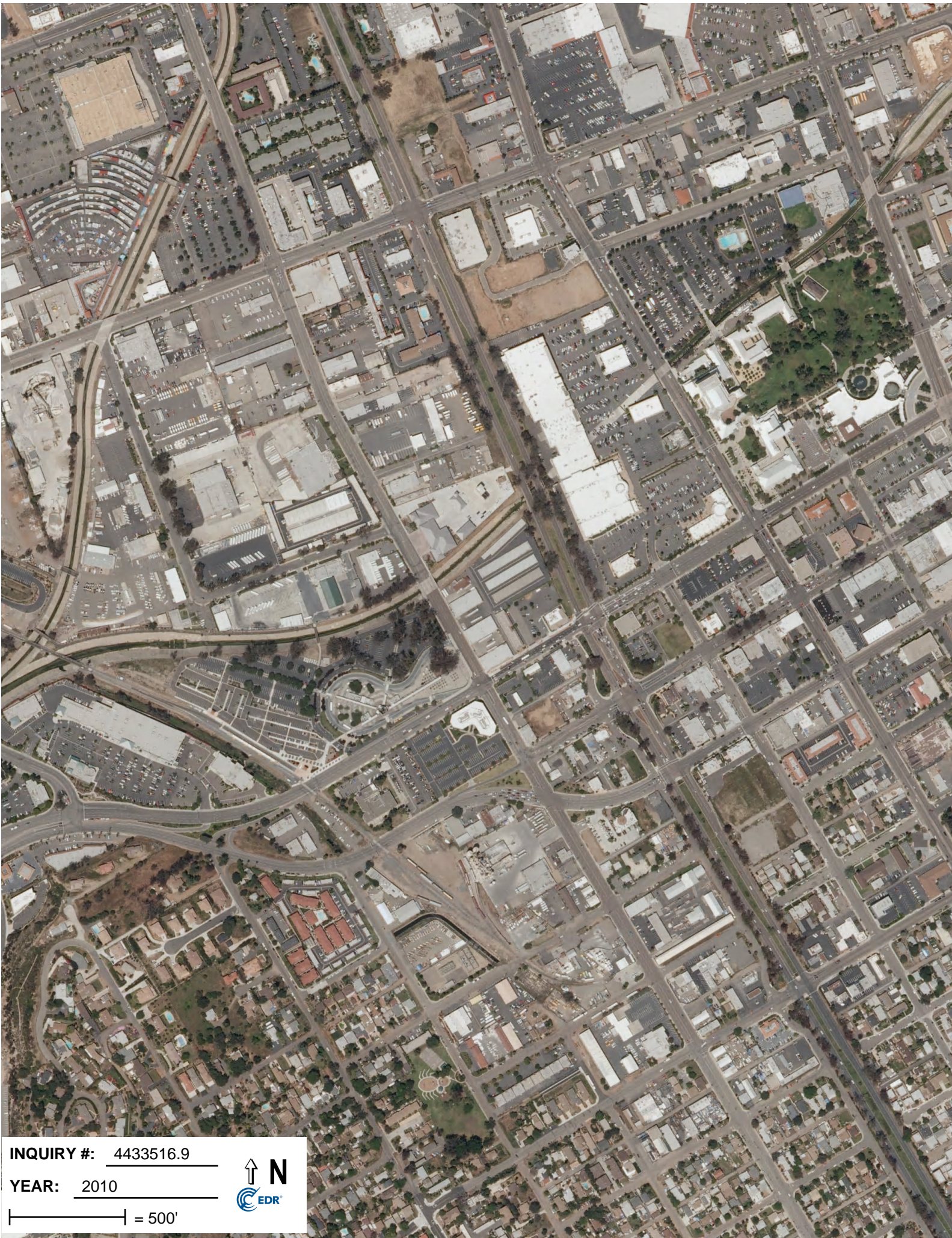


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YEAR: 2009

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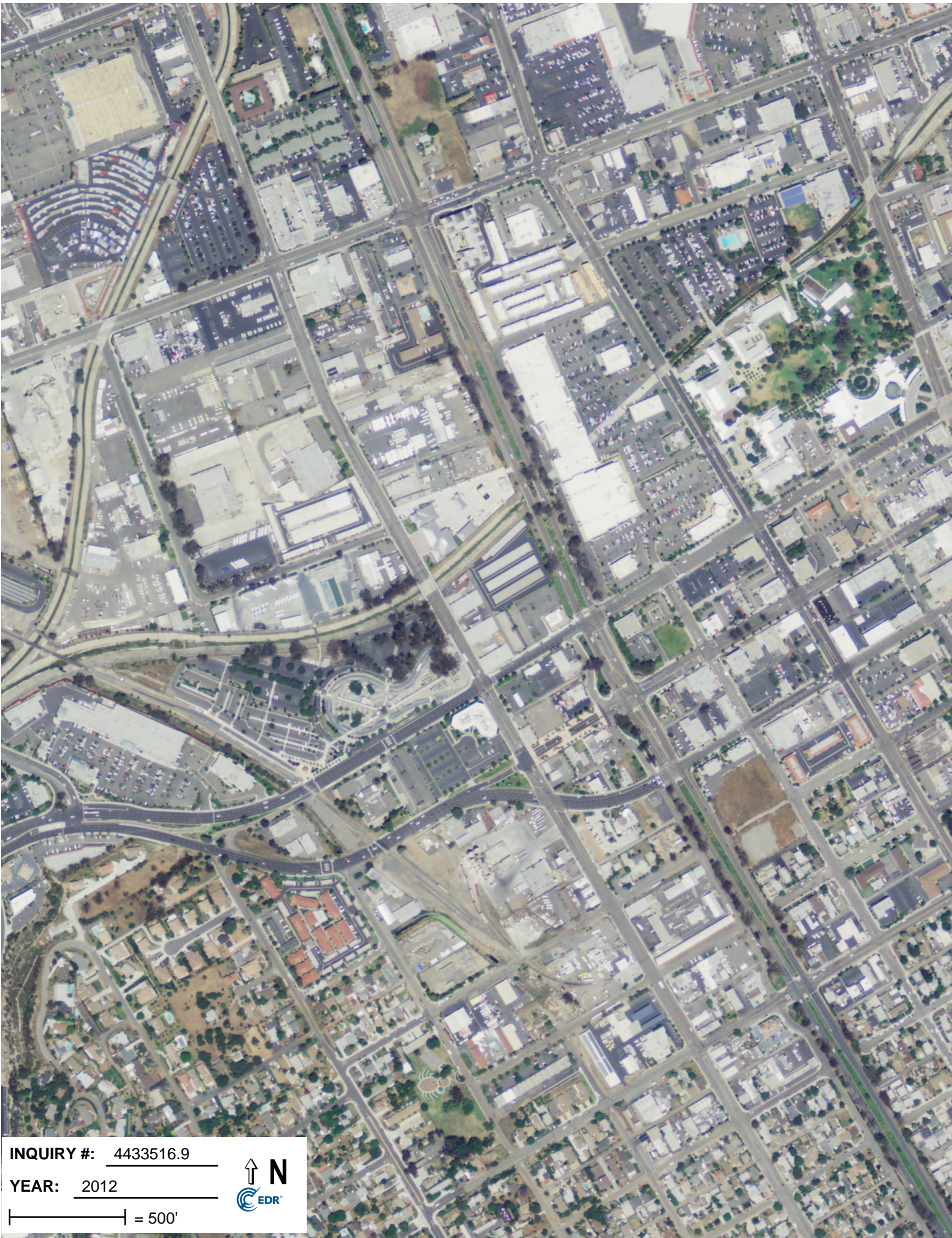


INQUIRY #: 4433516.9

YEAR: 2010

Scale: 500'





INQUIRY #: 4433516.9

YEAR: 2012

| = 500'



EDR